

The Advent of Women into the Workforce
as it Affected Housing Trends

by

Lisa J. Callahan

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Submitted to the Department of Architecture in Partial
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Signature of Author

Department of Architecture
September 29, 1994

Certified by

Frank Levy
Department of Urban Studies and Planning
Professor of Urban Economics
Thesis Supervisor

Accepted by

William C. Wheaton
Chairman

Interdepartmental Degree Program in Real Estate Development

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Abstract

The last three decades have been a time of great demographic change in the United States; this paper seeks to explore some of these changes in regards to their effect on housing trends, particularly that of the condominium. During the 1960s and 1970s, this country saw the age at first marriage increase, the level of education attained by women increase, and the entrance of large numbers of women into the civilian labor force. These demographic changes aided in the dramatic growth of the nonfamily household formation rate, which resulted in more and smaller households. This new demand for housing was met in part by the introduction of the condominium as a housing vehicle. By using the decennial 1990 Public Use Microdata Five Percent Sample, this paper strives to understand the impact of never married individuals aged twenty-five to fifty-four on the housing market of 1990, and to determine whether a significant housing difference exists between men and women.

Thesis Supervisor: Dr. Frank Levy
Title: Professor of Urban Economics
Department of Urban Studies and Planning

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The United States has witnessed significant demographic change in the last three decades. These changes have impacted the United States in varied ways, one being that the status between genders has made large strides forward towards equality as women started entering the labor force and attaining higher levels of education. The focus of this paper is the dramatic demographic developments that occurred during the 1960s through the 1980s, and how they may have affected the housing trends. During this period, the age of first marriage continued rising, women joined the labor force in growing numbers and the level of education attained by women increased dramatically. The paper then compares these demographic trends to the nonfamily household formation rate, which constitutes those living alone or sharing housing with nonrelatives, and changes in housing, looking particularly at the growth of condominiums and their inhabitants.

In 1990, Lawrence Santi wrote that "Any comprehensive theory of household formation must begin with a recognition that at the most general level, the process of household formation is embedded within a cultural context that specifies the conditions under which the establishment of an independent household is appropriate."¹ Likewise, in order to look at the growth of condominiums, one must look to the growth of the nonfamily household, and acknowledge the underlying reasons for this household formation. Once this is accomplished, the paper will address the issue of never married individuals that owned condominiums when the decennial 1990 Census was administered. Have the demographic changes that occurred during the past three decades resulted in single women purchasing housing for themselves? In the 1960s, this would have been a rare event. Are never married women purchasing condominiums, and how do they compare to their never married male equivalents?

¹Santi, Lawrence L. "Household Headship among Unmarried Persons in the United States, 1970 - 1985", *Demography*, 27: 219-232 (1990), page 221.

Housing is an obviously integral part of life, as basic as food and water. For many people, not only is it shelter, but it conveys social status and a particular standard of living. The innate difference between renting and owning housing is ingrained into our national psyche. At some point in our lives, whether instilled by cartoons, our peers or our parents, most Americans arrive at a point where they believe owning is simply better than renting.

In the 1950s and the 1960s, people lived at home with their parents and got married with the knowledge that someday they would buy a home in which to raise their family. Furthermore, many married couples were able to attain this 'American Dream', and a large percentage of those were able to do so with only one person working to support the family. Traditionally, mothers stayed home to raise the children while fathers worked to support the family. That's just the way it was, but life did not remain this way.

As individuals began to marry at a later age in the 1970s, many young people moved out of their parents home before marriage. This change, combined with the fact that women began attaining ever-increasing levels of education and entering the labor force in great numbers, caused the nonfamily household formation rate to dramatically increase in the 1970s. The increasing nonfamily household formation resulted in a growth of households, most of which were smaller households than had previously been the norm. This growth of smaller households created new demand for housing, which may help explain the dramatic increase in the price of housing over the last four decades. As well, this nonhousehold formation rate may help explain the why the popularity of condominiums as a housing vehicle has grown quickly.

Currently in the 1990s, it is very difficult for single-earner couples to purchase housing, and many two-earner families have difficulty purchasing housing. The changes from the 1960s to the present are both pronounced and dramatic. The recent housing patterns are significantly different, altered over the years by changing demographic trends,

changing household formations, and a cost of housing that rose faster than the rate of inflation.

The changes mentioned above may have been some of the impetus behind the proliferation of the condominium as a housing vehicle, as a condominium is generally cheaper to purchase than a house, and does not contain all of the maintenance required by a house.

Increasing Age of Individuals at First Marriage

An important part of the many changes that occurred during 1960s, 1970s and 1980s was the age at which individuals were first entering the institution of marriage. Since the early 1960s, the rate of first marriage of young women at least eighteen years of age and of middle-aged women up to forty-four years old has declined significantly in the United States. In 1960, only 28% of women aged twenty to twenty-four had never been married. By 1992, 66% of the women in this group had never been married. This trend is the similar for men as well, and helps to explain the rising proportion of single young adults in the population during the 1960s, 1970s and 1980s. In 1970, 53% of men aged twenty to twenty-four had never been married, but by 1992, this percentage had increased to 79%. During the 1970s alone, the median age at first marriage increased by more than one year for both males and females.²

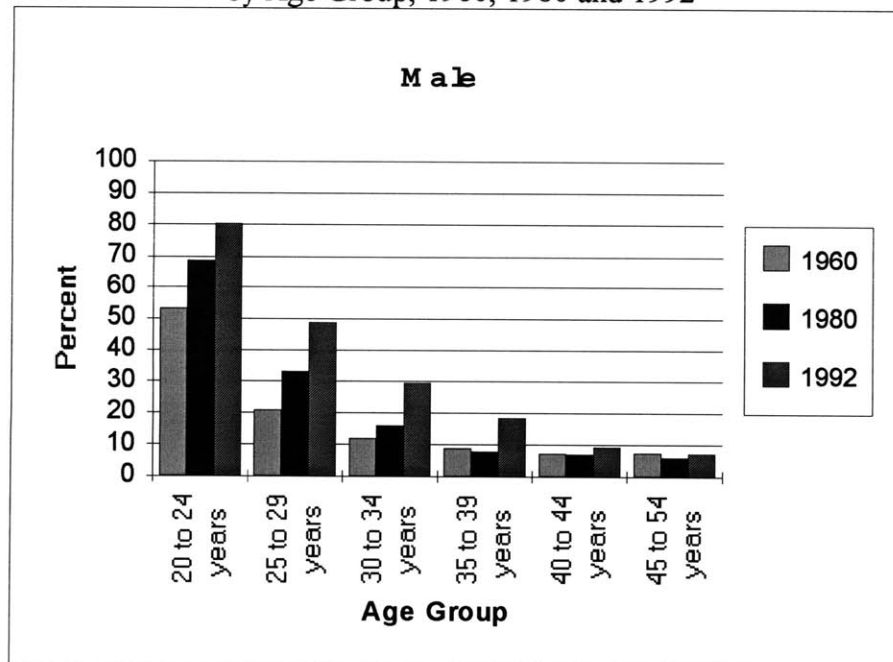
The most notable change occurred during the 1970s within the group from twenty to twenty-four years old. During this decade, the percentage of the total population aged twenty to twenty-four that had never been married increased 14% for both men and women. The 1980s affected this same age group almost as dramatically; the percent of never married men aged twenty to twenty-four increased another 10.5%, and the percent

²Bloom, David E., and Neil G. Bennett. "Modeling American Marriage Patterns", *National Bureau of Economic Research Working Paper Series*, 3425, (1990), page 1.

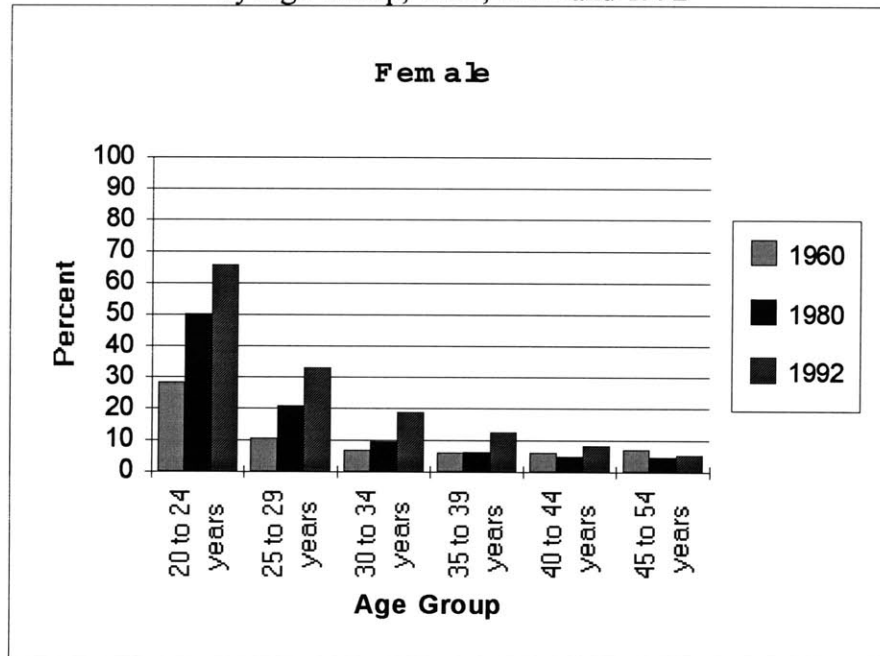
of women in the same age group increased another 13%. As enumerated in Table 1, from 1960 to 1992 the age group of twenty to twenty-four years old was the only age group in which the change in never married persons as a percent of the population was larger for women than men. Men aged twenty-five to thirty-nine years old experienced a larger change from 1960 to 1992 than did women of the same age, and individuals, both men and women, from the age of forty to fifty-four years old did not experience a significant change.

It is interesting to note that while the most dramatic increase occurred in individuals between the ages of twenty and thirty-four years old, the changes were not distributed evenly among the sexes. For instance, women in the 1960s aged twenty to twenty-four years old clearly experienced more change than did their male counterparts. For further information on never married persons as a percent of the total population, please refer to Table 1.

Never Married Individuals as Percent of Population
by Age Group, 1960, 1980 and 1992



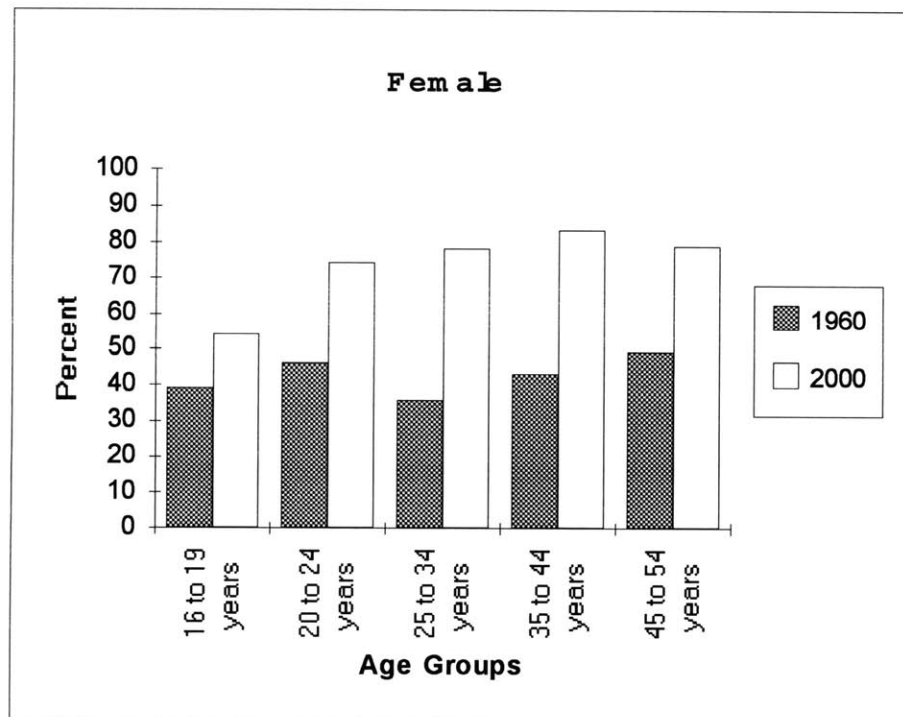
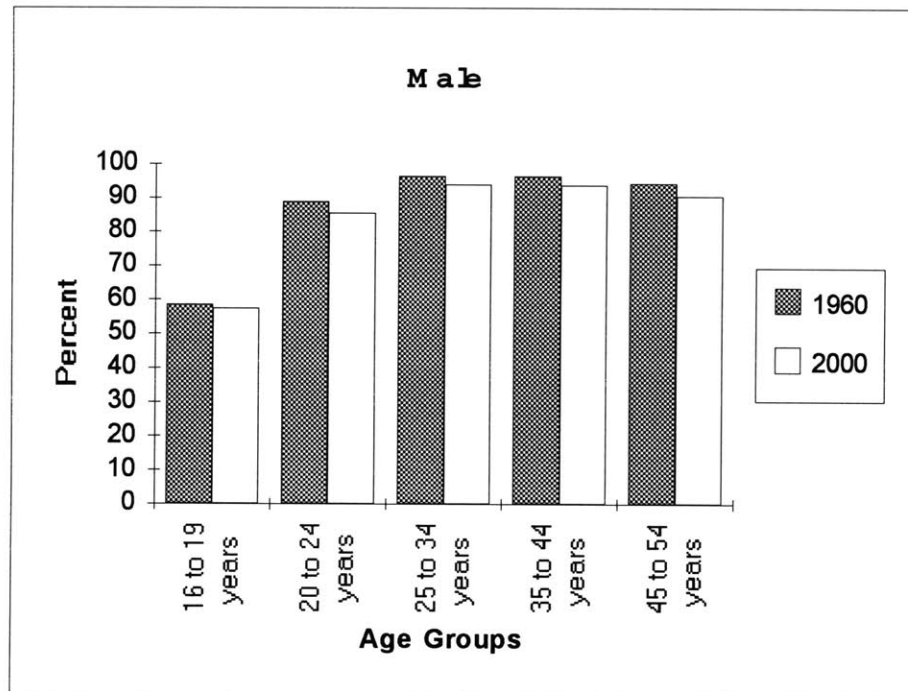
Never Married Individuals as Percent of Population
by Age Group, 1960, 1980 and 1992



Labor Force Participation

As cultural norms changed, women in the United States began to enter the work force in great numbers. From 1960 to 1992, the female labor force participation rate, which is the percent of the female population that is working, grew significantly. Obviously, the male labor force participation rate did not experience the same growth, as many men were already part of the labor market in the 1960s. However, it is interesting to note that the participation rate for men has fallen in the period from 1960 to 1992, and the U.S. Census Bureau participation rate projections to the year 2000 show the participation rate to be even lower than the 1960 level. As well, the sheer number of women that joined the civilian work force during the last four decades outnumbered that of men joining the civilian labor force. While all of these changes in the female labor force are important, male workers still outnumber female workers in today's civilian labor force, even though there are more females in the United States.

**Labor Force Participation Rates
Age 16 and Over, 1960 and 2000, Projected**



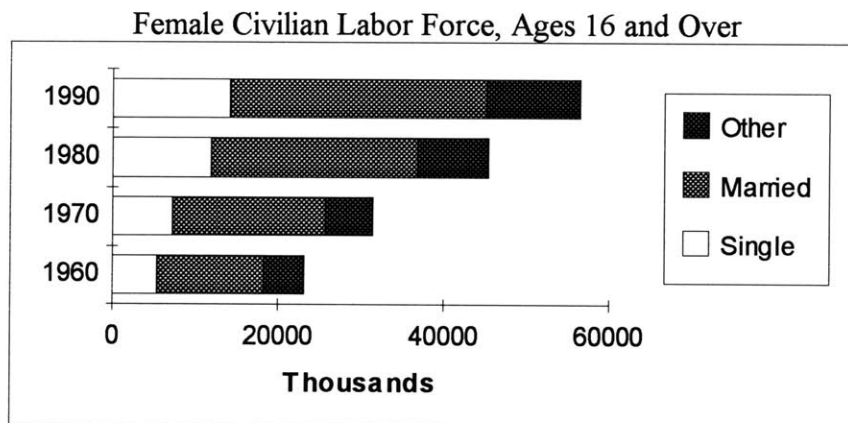
The 1960s witnessed significant growth in the number of working women in the civilian labor force. As indicated in Table 3, men in the civilian labor force from twenty to twenty-four years old and from twenty-five to thirty-four years old experienced a change in the labor force participation rate of -5.6% and zero percent, respectively. In the 1960s, the male civilian labor force either decreased or stayed the same, depending upon the age group. During this same time period and in the same age groups, the female civilian labor force experienced an increase in the participation rate of 11.6% and 9.2%, respectively.

During most of the 1960s and the beginning of the 1970s, the United States was embroiled in the Vietnam war, and approximately 590,000 men entered the military in the 1960s. The war, however, had very little impact on the civilian labor force participation rates, as the individuals who joined the war effort in the 1960s did not even represent 1% of the civilian labor force.

While the 1960s marked significant growth in the civilian female labor force, the 1970s marked even larger growth. The labor force participation rate for women aged twenty to twenty-four increased 11.2%, for women aged twenty-five to thirty-four increased 20.5%, and for women aged thirty-five to forty-four increased 14.4%. The cultural changes that prompted women in this period to marry at a later age and to attain more education than they previously had also resulted in women, both married and single, entering the labor force in greater numbers. According to the U.S. Census Bureau, "This trend toward more working wives arises from a complex set of interrelated factors such as greater employment opportunities, higher educational training of women, increased efficiency in housework activities, changing attitudes toward working wives, aspirations for better levels of living, and others."³

³ *Income of Families in Current Population Reports*, Series P-60, Income in 1969 of Families and Persons in the United States, 1970, page 3.

As illustrated below, the majority of women that joined the civilian labor force in the 1960s were married. Although the number of single women working has increased significantly since 1960, married women still constitute the majority of the labor force.



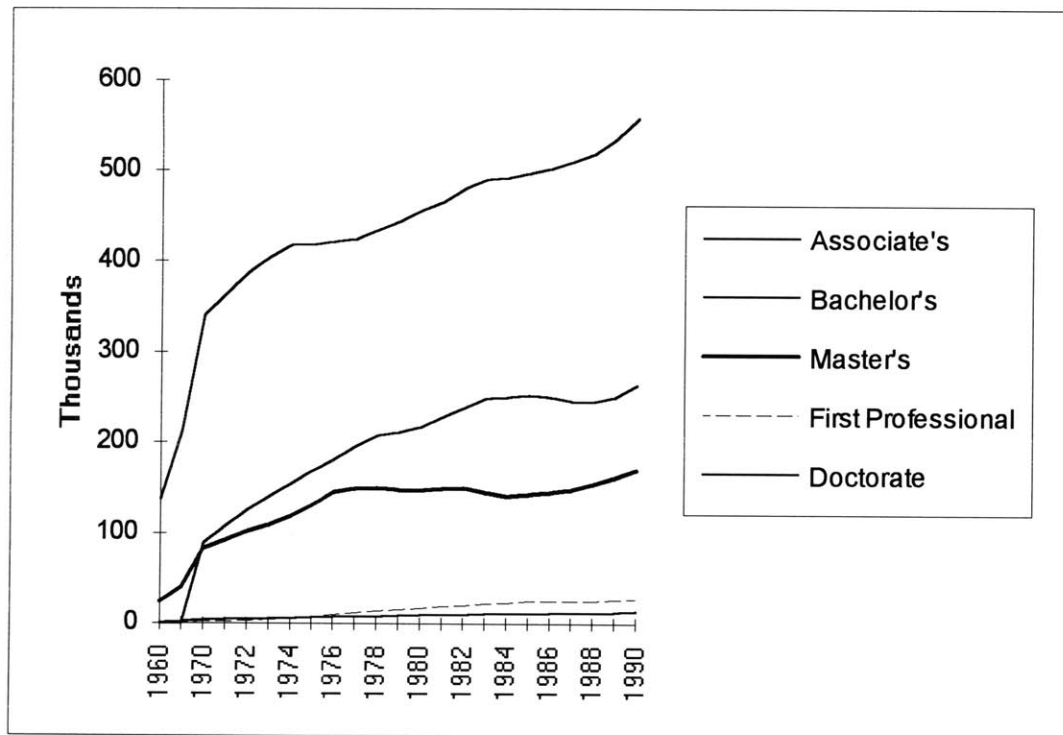
In the above graph, the category 'Other' represents women that have been widowed, divorced or separated.

From the 1960s to the Census Bureau's estimated projections of the year 2000, the female civilian labor force increased 28.2%, 42.4%, and 40.2% respectively for the age groups of twenty to twenty-four, twenty-five to thirty-four, and thirty-five to forty-four. Combining these age groups, the U.S. Bureau of Census estimated in 1993 that 27.7 million women will have joined the civilian labor force in the years from 1960 to 2000.

Education

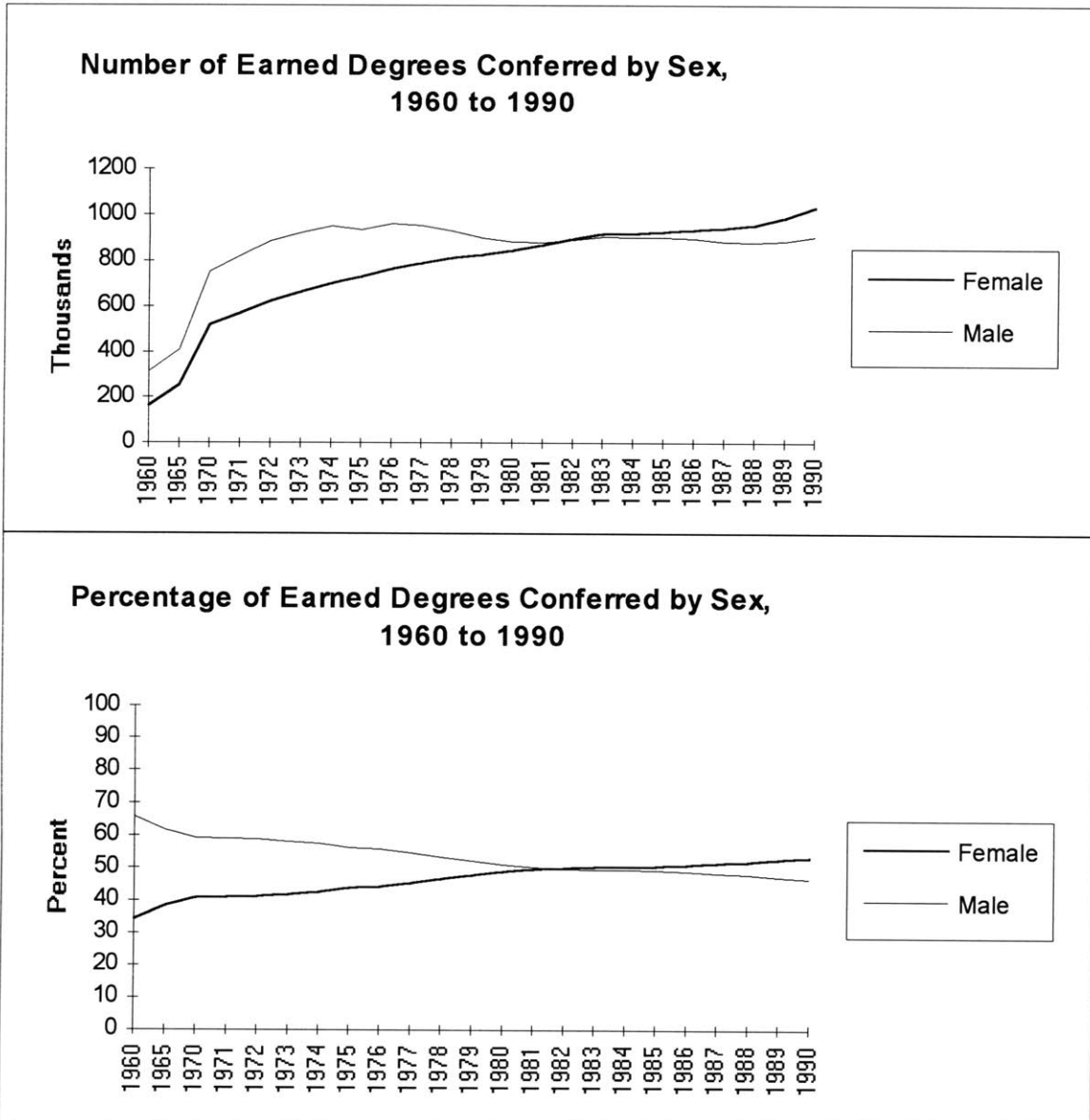
Education played a vital part in the change of the status and roles of women in America, as it enabled them to enter the workforce and compete for positions that had previously been filled by educated men. As women began entering the workforce in great numbers in the 1960s, likewise, the conferred number of post-high school degrees increased greatly. During the 1960s, the total number of degrees, ranging from an Associate degree to a Doctorate, conferred by educational institutions more than doubled. Women played a significant role in this growth, and accounted for the majority of the increase.

Female Earned Degrees, 1960 to 1990



Over the last three decades, the degrees awarded to women steadily increased, and in most cases, surpassed the number of degrees awarded to men by the late 1970s or the early 1980s. This is true for Associate's degrees, Bachelor's degrees and Master's degrees. However, men still achieve a greater number of First Professional and Doctorate degrees.

As indicated in the following illustrations, women surpassed and began receiving more than half of the degrees conferred each year in 1982.



Condominiums

Condominium ownership in the United States offers many of the same advantages that single family home ownership does, and without some of the disadvantages. The condominium as a housing vehicle can provide the same tax benefits and conveys the same perceived elevated social status that is connected with owning housing in the United

States. The difference between the two types of housing lies in their form of ownership and their physical characteristics.

Both condominiums and a single family homes can be owned in a freehold estate, but when purchasing a single family home, the land beneath and immediately surrounding the dwelling to a predetermined point is owned in a freehold estate as well. The land beneath and surrounding a condominium is not directly owned by the owner of the condominium, but rather by an association of all of the owners of the condominiums in a particular complex. Since the land, as well as most of the actual physical building, is owned by this association of condominium owners, the upkeep of the land and the buildings is the responsibility of all of the owners as a group. The individual condominium owner is not personally responsible for watering, fertilizing and mowing the lawn, shoveling snow or maintaining the roofing or siding. The individual owner pays a set monthly fee to the association, and the association hires professionals to maintain the property.

This housing vehicle has become popular among those who either do not have the time, the desire or the capability to personally maintain their home, but desire the benefits of home ownership. Just as single family homes have traditionally contained families, condominiums have been heralded as excellent housing vehicles for several of the nonfamily household groups; single people, divorced people and the elderly.

While this study focuses on single, never married individuals and their ownership of condominiums, it should be noted that the increase in the divorce rate over the last thirty years created a need for additional housing, and condominiums may very well have been the housing vehicle of choice for this group. Clearly, the divorce rate impacted both the nonfamily household formation rate and the growth of condominiums, but that is the subject for another study entirely.

As a result of the high densities that can be achieved by condominiums, less land is required to develop this type of housing than the traditional single family home. The reduced land cost per unit of housing, combined with some of the savings achieved in the production of units that often share walls, ceilings and floors with adjoining units, very often results in a lower sales price than a freestanding home would command. There are exceptions, of course, the most notable being condominiums with extraordinarily high land costs because of a special circumstance, such as a highly desirable location. For example, high rise condominiums in Chicago with views of the lake or units in New York that have views of the water or Central Park will certainly cost more than an equivalent unit just a few blocks away.

For the young, condominiums can represent a move up from an apartment; they achieve the social and tax benefits at a price that they can afford, and without the time-consuming maintenance. For divorced and elderly people, many of whom have resided in single family homes in the past, owning a condominium still carries the benefits of homeownership, but relieves them of the chores of maintaining the single-family home.

Since this work is focused on six urban areas in the United States and the housing patterns of nonfamily households, it is important to note that condominiums play a special role in urban areas. The shortage of available land causes urban areas to develop residences at a higher density than in the suburbs or rural areas of this country. The condominium allows city dwellers to own housing without having to move to the suburbs to do so, but it should be noted that condominiums are prevalent in suburbs as well. The further from an urban area one goes, the less likely that condominiums are present.

Not until 1973 did the Bureau of the Census began to collect data on the construction of condominiums. Therefore, the nature and the extent of the growth of condominiums prior to 1973 is largely unknown. Regardless of the growth of condominiums as a housing vehicle, the 1990 census revealed that condominiums were a

mere 4.7% of the nations occupied housing units. The majority of the United States does not lie within Metropolitan Statistical Area's, and condominiums have not yet become a norm in rural areas. As well, there are millions of single family homes in existence today that were built before condominiums became a recognized form of housing.

The available data, enumerated in Table 5 indicates that 241,000 condominiums intended for sale were built in 1973. This number represented 29% of all housing units that were built in 1973 and intended for sale. The construction of condominiums intended for sale each year from 1973 through 1993 averaged 21% of the new construction intended for sale. As one might expect, the actual number fluctuated each year, and ranged from a low of 11% to a high of 31%. To a certain extent, the periods when the percentage of new condominiums to new units intended for sale was low were also slow construction periods for all new units. Since the real estate market is based on housing supply and demand as well as the economy of the region and nation, it often cycles in conjunction with recessions and times of prosperity. Table 5 shows that changes in the for sale condominium market generally correlate to the overall for sale housing market; there are only two exceptions in the twenty year period from 1973 to 1993 in which one market experienced growth while the other experienced a decline. From 1978 to 1979, there was a decrease of 12% in the for sale overall housing market, yet the for sale condominium market experienced an increase of 27%. The second exception is in the period from 1985 to 1986, when the overall market experienced a growth of 7% and the condominium market experienced a decrease of 5%. Other than these two exceptions, both the for sale condominium and the overall housing market seem to increase and decrease at the same times. It should be noted that the during the late 1970s, the for sale condominium market grew at a significantly faster pace than did the overall market, and when the overall housing market slowed, the condominium market was not nearly as affected. A decade later, when the overall market showed signs of weakness in the late 1980s, the

condominium market showed even stronger signs of weakness. It is not unreasonable to think that these trends were influenced by the dramatic growth in the 1970s of the nonfamily household formation rate, which, as discussed in the next section, did slow in the 1980s.

Nonfamily Household Formation

From the 1960s to the present, there has been a transformation in the way society views the household patterns of never married people. Traditionally, people continued to reside in their parents home until marriage, but as the age of marriage increased, this notion began to change. Today, it is increasingly expected that never married individuals will establish independent residences before marriage. Many will experience dormitory life in college, and many more will rent housing with friends, alone, or as an unmarried couple.

The 1970s represented a significant change in American households; the rate of growth in the number of households outstripped the rate of population growth, resulting in smaller households. The proportion of households maintained by married couples declined sharply, while single-parent families and nonfamily households increased sharply. These changes continued into the 1980s, but at a slower pace. In 1984, James Sweet quantified the change in households from 1970 to 1980, and attributed two-thirds of the increase in the number of households to population growth and to the change in the composition of the population by age and marital status. He attributed the remaining one-third to the increased likelihood that people would rather have an independent household than share housing with others.⁴

According to the Bureau of the Census, in the three decades preceding the 1980 census, the number of nonfamily households, which constitutes those living alone or

⁴Sweet, James A. "Components of Change in the Number of Households: 1970 - 1980." *Demography*, 21: 129-140 (1984)

sharing housing with nonrelatives, more than tripled, outstripping the general household growth rate by a factor of four. In 1990, 60% of the total one person households in the United States were female householders, and the remaining 40% was male householders. The growth in nonfamily households is a reflection of the changing living trends of young adults and the elderly, and Kenneth S.Y. Chew attributes the change in living patterns among the young adults as the main cause behind the growth. Chew looked at the young nonfamily households and concluded that "an area's employment base, by shaping its migration pattern and its income and educational composition, underlies its nonfamily household rate. Young adults are most likely to live in nonfamily households in areas whose economies are 'knowledge-intensive' rather than 'smokestack' based." Chew concludes that service centers are dominated by professionals and cause an in-migration of highly educated, high income populations. This, according to Chew, raises the disposition to live in nonfamily households.⁵

Condominium Ownership Among Never Married Individuals

To summarize the points made up until this point, there have been dramatic shifts in the roles of women in our society over the last four decades. However, despite dramatic shifts in the cultural norms of the past, women still lag behind men in several key areas. For instance, most men still make more money than most women, and attain more first professional and doctorate degrees, which essentially means that there are still more male doctors, lawyers and highly specialized professionals. As well, there are currently more men in the civilian work force than women. While some conclusions can certainly be drawn about the impact of the changes that have occurred in regards to the nonfamily

⁵Kenneth S. Y. Chew contributed a chapter entitled "Urban Industry and Young Nonfamily Households" to a book edited in 1990 by Dowell Myers, called *Housing Demography: Linking Demographic Structure and Housing Markets*. Implicit in Chew's argument is the fact that highly educated individuals are less likely to enter the institution of marriage in any given year than are less educated individuals.

household formation rate and the growth of the condominium as a housing vehicle, these changes may have affected the condominium ownership of 1990 between men and women. As discussed earlier, condominiums, while enjoying a variety of owners from different backgrounds, have been known to be popular among several of the nonfamily household groups; single people, divorced people and the elderly. However, it is not well known whether there exists a large difference between the condominium ownership rates of single women and single men, and the 1990 Census provided this information for urban areas.

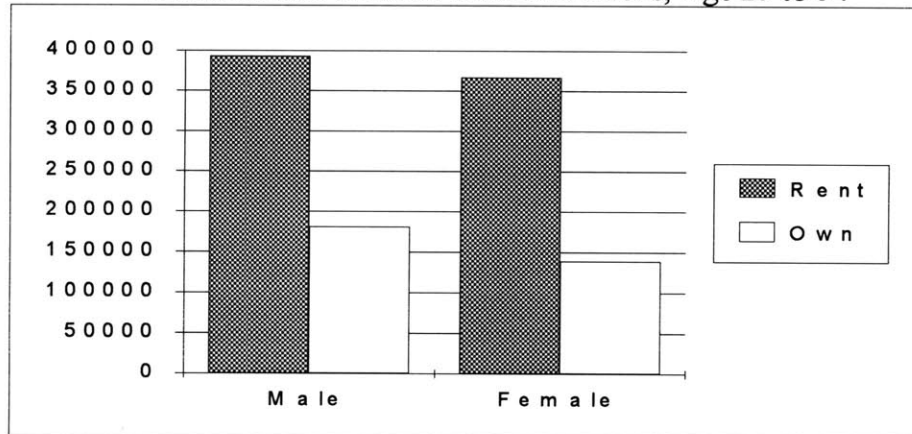
In order to look at this issue in more detail, six metropolitan areas from around the United States have been selected for study. Metropolitan areas typically have a larger number of condominiums than do rural areas, perhaps due in part to the shortage of land and the high density of people. As discussed earlier, metropolitan areas also tend to attract a higher percentage of educated professional workers than do rural areas. Therefore, in order to look at condominium ownership by never married individuals, it is logical to focus on urban areas. At the time of the 1990 census, there were a total of 4,516,000 condominiums in the United States, of which 291,000 were seasonal housing only. Of the remaining 4,225,000 condominiums, 356,000 were located outside the Metropolitan Statistical Areas, leaving 3,869,000 condominiums in the MSA's of the United States. According to the census, 92% of the condominiums in the United States were located inside a MSA in 1990. The areas chosen for study are Phoenix, Arizona, Washington, D.C., Los Angeles, California, New York, New York, Chicago, Illinois and Atlanta, Georgia. Combined, these six MSA's contain a total of 465,975 condominiums, which represents 11% of the total year round condominium market and 12% of the total year round condominiums located within a MSA. Within these six MSA's, 21% of the condominiums are owned and lived in by never married individuals with incomes of \$15,000 and above, from the age of twenty-five to fifty-four. Although the state of Florida has an exceedingly high number of condominiums, it has not been included in this

study since Florida has an unusually high proportion of elderly people, many of whom retire in Florida or reside part of each year in a second home.

The 1990 Census Public Use Microdata Five Percent Sample provided the data for this study. The key variables used are CONDO, which denotes whether housing is a condominium, TENURE, which denotes whether housing is owned or rented, SEX, which denotes sex of householder, AGE, which denotes age of householder, MARITAL, which denotes marital status of householder, YEARSCH, which denotes level of educational attainment and REARNING, which denotes 1989 wages and self-employment income. In order to study people of working age, people under the age of twenty-five and above the age of fifty-four were discarded from the sample. Individuals with an income less than \$15,000 in 1989 were discarded as well. Householders were then placed in one of three groups according to age. The scope of the variables was reduced, such that all figures contained herein represent never married people between the age of twenty-five and fifty-four. As well, all figures contained herein have been adjusted using the weighted variables provided by the Bureau of the Census.

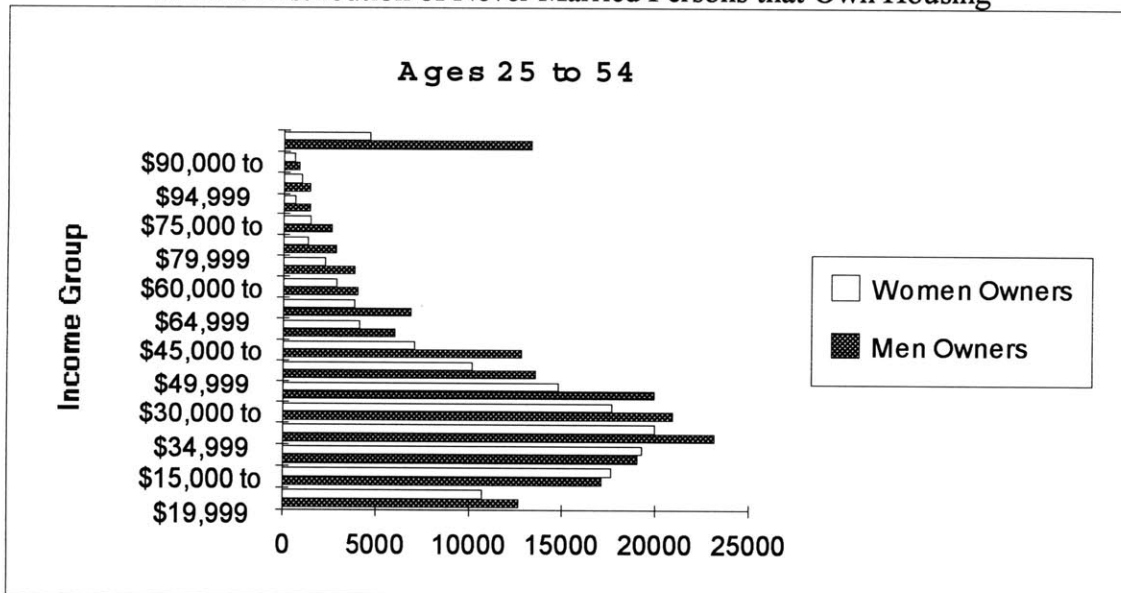
In order to study the propensity of never married individuals to own condominiums, the housing choices of this group must be studied. The male never married population between the ages of twenty-five and fifty-four in these six MSA's totals 573,832, while the equivalent female population totals 505,630. Given the difference in the size of these populations, it is easy to conclude that men have more of an impact on the housing markets of these six MSA's than do their equivalent females. As illustrated in the following graph, never married males rent and own more housing than never married females. If the male rate of owning is taken as a percent of the total housing occupied by male never married individuals, it shows that never married men own a higher percentage of the housing that they occupy than do never married women. Women owned 27% of the housing that they occupied, and men owned 32% of the housing that they occupied.

Tenure Choice of Never Married Persons, Age 25 to 54

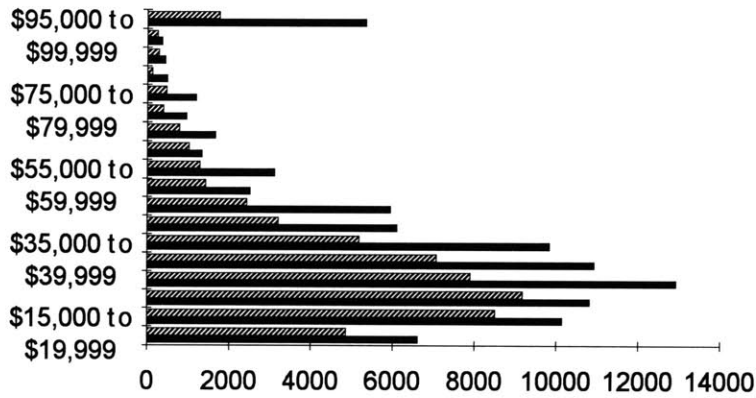


Putting aside those individuals that rented housing, it is important not only to look at the total number of housing units owned, but also at the breakdown in the type of housing owned. Of the housing units owned by never married women, 35% were condominiums. Of the housing units owned by never married men, 28% were condominiums. In the instance of these six MSA's, men still actually owned a greater number of condominiums due to the facts that there are more men in the sample and that men own a higher percentage of total housing than do women.

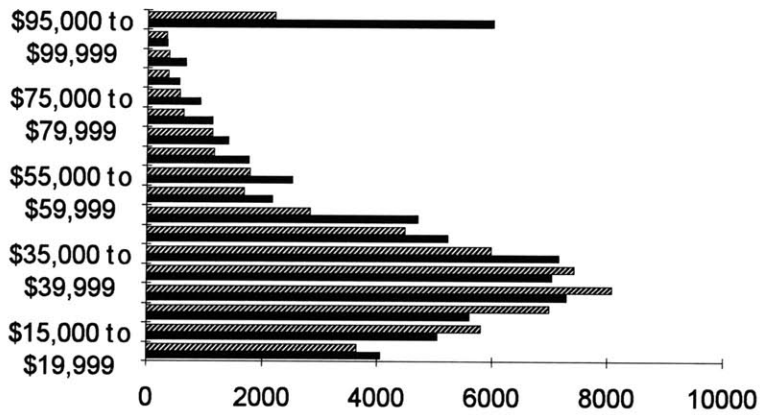
Income Distribution of Never Married Persons that Own Housing



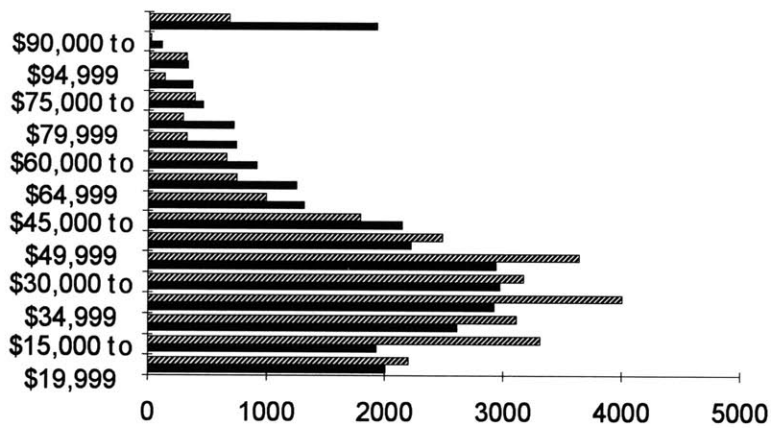
25 to 34



35 to 44

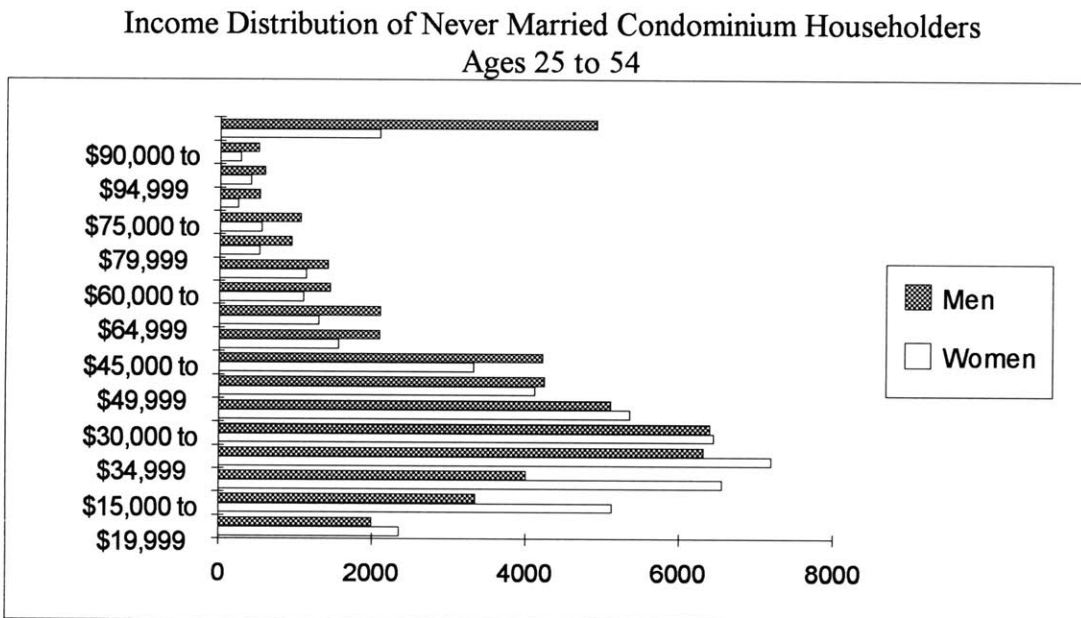


45 to 54



The previous graphs show a pattern of ownership with regard to the income distribution of never married individuals in different age groups. As discussed, the never married men in this sample own more housing than the never married women, and the graphs indicate that men from twenty-five to thirty-four and men in the income range of \$55,000 and above may be a large part of the reason.

When the scope of the population is narrowed to never married individuals who own the condominiums in which they live, a distinctly different income distribution is created. In this distribution, women in the lower income ranges clearly play a role in the condominium market.



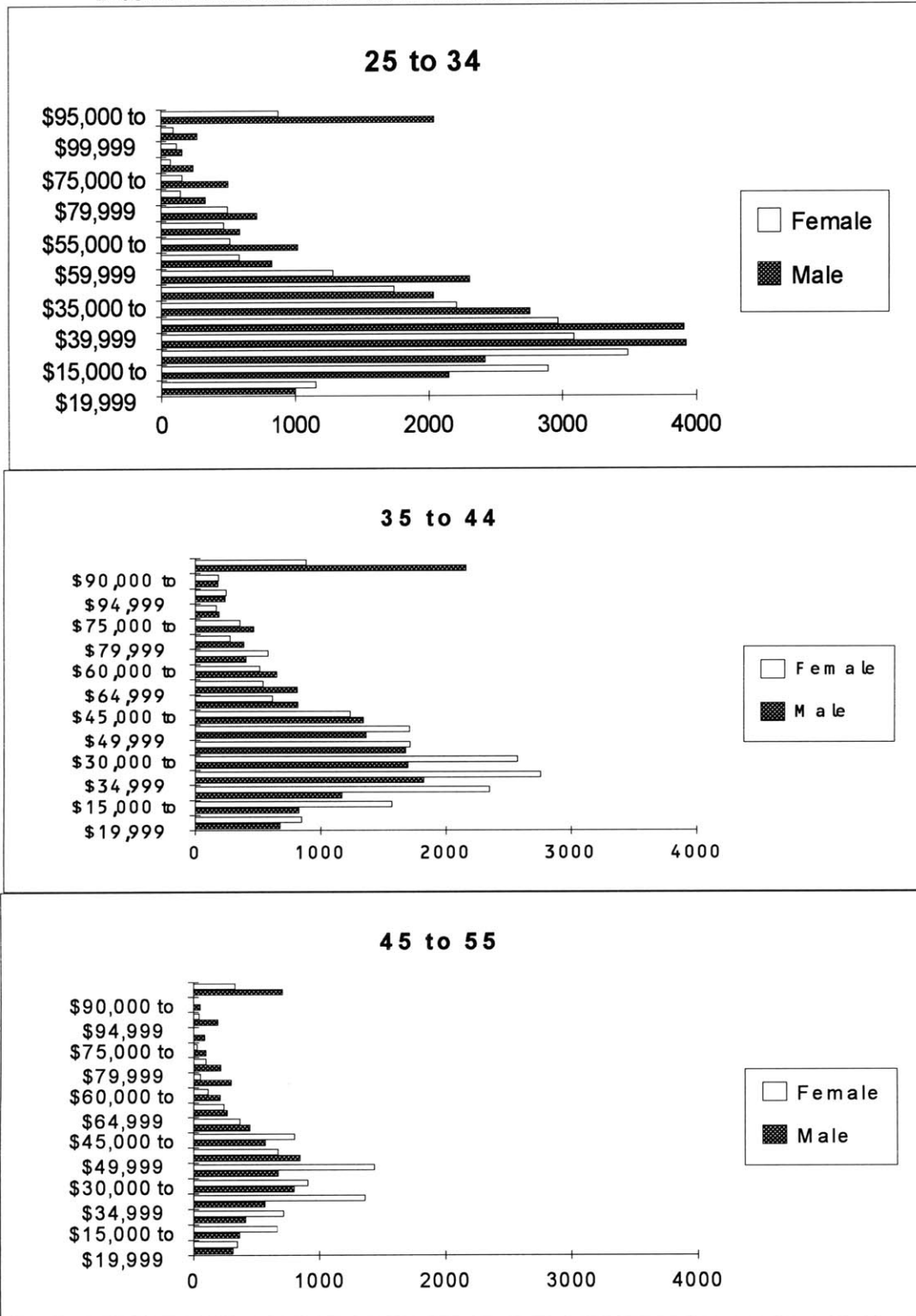
As depicted above, both never married men and women in this sample in the income range of \$20,000 to \$54,999 appear to be the largest consumers of condominium housing in the never married category. This could be a reflection of condominium housing normally being a cheaper form of owned housing than other types, and therefore within reach of the lower income groups. This distribution may also reflect a preference for other

types of housing that may be more expensive than condominiums. Once individuals reach a certain income level, they may be able to buy the housing that they prefer.

The percentage of never married women and men that owned the condominiums in which they lived was divided evenly. Never married men that owned the condominium in which they lived comprised 50.77% of the sample, while the equivalent women comprised 49.23% of the sample. Never married women owned less condominiums than their male counterparts in New York and Los Angeles, but owned more in DC, Phoenix, Atlanta and Chicago. This is consistent with the previous income distribution of never married individuals, as housing is generally more expensive in New York and Los Angeles. Of all the housing units in the six MSA's owned by never married individuals, women owned a greater percent of condominiums than did men. This was true for the compilation of the data, but when looking at each urban area by itself, New York proves to be the only exception. It is reasonable to assume that the extraordinarily high cost of housing in New York serves to eliminate many people from owning, and women are certainly not the exception.

As illustrated below, never married individuals in the age group from twenty-five to thirty-four years old own their condominiums more than either of the other age groups. This is entirely logical since the percent of the population that is never married decreases as the age group increases. In the age group of twenty-five to thirty-four years old, never married men owned more condominiums than their female counterparts, and the reverse is true for people aged thirty-five to forty-four years old and forty-five to fifty-four years old. However, in each age group, never married women owned more condominiums than never married men at the lower end of the income range. For instance, for income up to \$29,999, women owned more condominiums than men. On the other side, men in the income range of \$55,000 and over owned more condominiums than women, with one small exception.

Income Distribution of Never Married Condominium Householders



The total sample size of condominiums in the six MSA's was 465,975, and the subsample used in this study was 101,104. Therefore, approximately 21% of the condominiums in these six MSA's were owned by never married individuals between the ages of twenty-five and fifty-four that had an income of at least \$15,000. As shown below, this percentage fluctuated by MSA.

MSA	# of Condo's	Never Married	Never Married
		25-54	Income above \$15,000 25 -54
Atlanta	11,338	69%	65%
Chicago	77,436	40%	38%
D.C.	28,628	25%	23%
Los Angeles	98,031	28%	26%
New York	223,264	13%	13%
Phoenix	27,278	19%	17%

In conclusion, the dramatic demographic shifts and changes in cultural norms that occurred in the last three decades all contributed to an increase in the nonfamily household formation rate, which increased faster than the rate of population growth in the 1970s. This occurrence resulted in smaller households, and may have been instrumental in the growth of condominiums as a housing vehicle. In looking at the 1990 census data for the six Metropolitan Statistical Area's used in this study, we find that the number of men and women between the ages of 25 and 54 who have never been married and own the condominium in which they reside are roughly equivalent. The data presents a pattern of never married women being more likely to purchase a condominium in an urban area at a lower income level than their male equivalents, and likewise, the data reveals that never married men are more likely to purchase a condominium in an urban area at a higher income level than their female equivalents. As well, the data showed that never married

men aged twenty-five to forty-four had a larger impact on the housing market in these MSA's in 1990 than did similar women. However, the data revealed that if buying a home, a never married woman is more likely to purchase a condominium than is a never married man. As more women begin to find themselves in high paying jobs, it seems likely that this housing vehicle will continue to enjoy their patronage, but in the meantime, the majority of the never married individuals who are looking to buy housing are men.

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Table 1

Never Married Persons as a Percent of Total Population, by Sex and Age

Age	Male					Female				
	1960	1970	1980	1990	1992	1960	1970	1980	1990	1992
20 to 24 years	53.1	54.7	68.8	79.3	80.3	28.4	35.8	50.2	62.8	65.7
25 to 29 years	20.8	19.1	33.1	45.2	48.7	10.5	10.5	20.9	31.1	33.2
30 to 34 years	11.9	9.4	15.9	27	29.4	6.9	6.2	9.5	16.4	18.8
35 to 39 years	8.8	7.2	7.8	14.7	18.4	6.1	5.4	6.2	10.4	12.6
40 to 44 years	7.3	6.3	7.1	10.5	9.2	6.1	4.9	4.8	8	8.4
45 to 54 years	7.4	7.5	6.1	6.3	7.3	7	4.9	4.7	5	5.3

Change in Never Married Persons as a Percent of Total Population,
by Sex and Age

Age	Male					Female				
	'60 - '70	'70 - '80	'80 - '90	'90 - '92	'60 - '92	'60 - '70	'70 - '80	'80 - '90	'90 - '92	'60 - '92
20 to 24 years	1.6	14.1	10.5	1	27.2	7.4	14.4	12.6	2.9	37.3
25 to 29 years	-1.7	14	12.1	3.5	27.9	0	10.4	10.2	2.1	22.7
30 to 34 years	-2.5	6.5	11.1	2.4	17.5	-0.7	3.3	6.9	2.4	11.9
35 to 39 years	-1.6	0.6	6.9	3.7	9.6	-0.7	0.8	4.2	2.2	6.5
40 to 44 years	-1	0.8	3.4	-1.3	1.9	-1.2	-0.1	3.2	0.4	2.3
45 to 54 years	0.1	-1.4	0.2	1	-0.1	-2.1	-0.2	0.3	0.3	-1.7

Table 2

Employment Status of the Civilian Noninstitutional Population
16 Years Old and Over By Sex

Year Sex	Civilian Non- institutional Population	Civilian Labor Force (in thousands)						Not in Labor Force	
		Total	Percent Of Population	Employed	Employment Population Ratio	Unemployed		Number	Percent Of Population
						Number	Percent of Labor Force		
MALE									
1960	55,662	46,388	83.30	43,904	78.9	2,486	5.4	9,274	16.7
1970	64,304	51,228	79.70	48,990	76.2	2,238	4.4	13,076	20.3
1980	79,398	61,453	77.40	57,186	72	4,267	6.9	17,945	22.6
1985	84,469	64,411	76.30	59,891	70.9	4,521	7	20,058	23.7
1988	87,857	66,927	76.20	63,273	72	3,655	5.5	20,930	23.8
1989	88,762	67,840	76.40	64,315	72.5	3,525	5.2	20,923	23.6
1990	89,650	68,234	76.10	64,435	71.9	3,799	5.6	21,417	23.9
1991	90,552	68,411	75.50	63,593	70.2	4,817	7	22,141	24.5
1992	91,541	69,184	75.60	63,085	69.7	5,380	7.8	22,356	24.4
FEMALE									
1960	61,582	23,240	37.70	21,874	35.5	1,366	5.9	38,343	62.3
1970	72,782	31,534	43.30	29,688	40.8	1,855	5.9	41,239	56.7
1980	88,348	45,487	51.50	42,117	47.7	3,370	7.4	42,861	48.5
1985	93,736	51,050	54.50	47,259	50.4	3,791	7.4	42,686	45.5
1988	96,756	54,742	56.60	51,696	53.4	3,046	5.6	42,014	43.4
1989	97,630	56,030	57.40	53,027	54.3	3,003	5.4	41,061	42.6
1990	98,399	56,554	57.50	53,479	54.3	3,075	5.4	41,845	42.5
1991	99,214	56,893	57.30	53,284	53.7	3,609	6.3	42,321	42.7
1992	100,035	57,798	57.80	53,793	53.8	4,005	6.9	42,237	42.2

1. Civilian employed as a percent of the civilian noninstitutional population

Table 3

**Civilian Labor Force and Participation Rates By Sex and Age,
1960 to 1992, and Projection of 2000**

SEX AGE	CIVILIAN LABOR FORCE (millions)						PARTICIPATION RATE (percent)					
	1960	1970	1980	1990	1992	2000	1960	1970	1980	1990	1992	2000
MALE												
16 to 19 years old	3.2	4	5	3.9	3.5	4.4	58.6	56.1	60.5	55.7	53.3	57.4
20 to 24 years old	4.9	5.7	8.6	7.3	7.2	7.2	88.9	83.3	85.9	84.3	83.3	85.5
25 to 34 years old	10.9	11.3	17	19.8	19.4	17.3	96.4	96.4	95.2	94.2	93.8	93.9
35 to 44 years old	11.5	10.5	11.8	17.3	18.2	20.4	96.4	96.9	95.5	94.4	93.8	93.7
45 to 54 years old	9.6	10.4	9.9	11.2	12.1	16.5	94.3	94.3	91.2	90.7	90.8	90.5
FEMALE												
16 to 19 years old	2.1	3.2	4.4	3.5	3.2	4.1	39.1	44	52.9	51.8	49.2	54.1
20 to 24 years old	2.6	4.9	7.3	6.6	6.5	6.6	46.1	57.7	68.9	71.6	71.2	74.3
25 to 34 years old	4.2	5.7	12.3	16	15.7	14.8	35.8	45	65.5	73.6	74.1	78.2
35 to 44 years old	5.3	6	8.6	14.6	15.4	18.4	43.1	51.1	65.5	76.5	76.8	83.3
45 to 54 years old	5.2	6.5	7	9.3	10.3	15	49.3	54.4	59.9	71.2	72.7	79

Change in Civilian Labor Force and Participation Rates

SEX AGE	CHANGE IN CIVILIAN LABOR FORCE					CHANGE IN PARTICIPATION RATE				
	60-'70	'70-'80	'80-'90	'90-'00	'60-'00	60-'70	'70-'80	'80-'90	'90-'00	'60-'00
MALE										
16 to 19 years old	0.8	1	-1.1	0.5	1.2	-2.5	4.4	-4.8	1.7	-1.2
20 to 24 years old	0.8	2.9	-1.3	-0.1	2.3	-5.6	2.6	-1.6	1.2	-3.4
25 to 34 years old	0.4	5.7	2.8	-2.5	6.4	0	-1.2	-1	-0.3	-2.5
35 to 44 years old	-1	1.3	5.5	3.1	8.9	0.5	-1.4	-1.1	-0.7	-2.7
45 to 54 years old	0.8	-0.5	1.3	5.3	6.9	0	-3.1	-0.5	-0.2	-3.8
FEMALE										
16 to 19 years old	1.1	1.2	-0.9	0.6	2	4.9	8.9	-1.1	2.3	15
20 to 24 years old	2.3	2.4	-0.7	0	4	11.6	11.2	2.7	2.7	28.2
25 to 34 years old	1.5	6.6	3.7	-1.2	10.6	9.2	20.5	8.1	4.6	42.4
35 to 44 years old	0.7	2.6	6	3.8	13.1	8	14.4	11	6.8	40.2
45 to 54 years old	1.3	0.5	2.3	5.7	9.8	5.1	5.5	11.3	7.8	29.7

Table 4

Earned Degrees Conferred, By Level of Degree and Sex,
1950 to 1990 and Projections, 1995 to 2000

Year Ending	Degrees			Associate's		Bachelor's		Master's		First Professional		Doctor's	
	Total	% Male	% Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
1960*	477	65.8	34.2	NA	NA	254	138	51	24	NA	NA	9	1
1965	664	61.6	38.4	NA	NA	289	213	78	40	27	1	15	2
1970	1271	59.2	40.8	117	89	451	341	126	83	33	2	26	4
1971	1393	59	41	144	108	476	364	138	92	36	2	28	5
1972	1509	58.7	41.3	166	126	501	387	150	102	41	3	28	5
1973	1586	58.1	41.9	175	141	518	404	154	109	46	4	29	6
1974	1653	57.5	42.5	189	155	527	418	158	119	49	5	27	6
1975	1666	56.1	43.9	191	169	505	418	162	131	49	7	27	7
1976	1726	55.7	44.3	210	181	505	421	167	145	53	10	26	8
1977	1741	54.7	45.3	211	196	496	424	168	149	52	12	25	8
1978	1744	53.3	46.7	205	208	487	434	161	150	52	14	24	8
1979	1727	52.1	47.9	192	211	477	444	153	148	53	16	24	9
1980	1731	51.1	48.9	184	217	474	456	151	147	53	17	23	10
1981	1752	50.3	49.7	189	228	470	465	147	149	53	19	23	10
1982	1788	49.8	50.2	197	238	473	480	146	150	52	20	22	10
1983	1822	49.6	50.4	207	249	479	490	145	145	51	22	22	11
1984	1819	49.6	50.4	203	250	482	492	144	141	51	23	22	11
1985	1828	49.3	50.7	203	252	483	497	143	143	50	25	22	11
1986	1830	49	51	196	250	486	502	144	145	49	25	22	12
1987	1825	48.4	51.6	192	246	481	510	141	148	47	25	22	12
1988	1835	48	52	190	245	477	518	145	154	45	25	23	12
1989	1873	47.3	52.7	186	250	483	535	149	161	45	26	23	13
1990	1937	46.7	53.3	191	264	491	558	154	170	44	27	24	14
1995 proj.	2144	45.4	54.6	200	297	535	631	166	188	49	37	24	17
2000 proj.	2218	45.7	54.3	214	314	559	649	167	186	51	36	23	19

* First professional degrees are included with bachelor's degrees

Table 5

New Privately Owned Housing Units, By Intended Use and Design at Time of Start, 1973 to 1993

Structure Type and Intent	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993
Total Units (Thousands)	2045	1338	1160	1538	1987	2020	1745	1292	1084	1062	1703	1750	1742	1805	1620	1488	1376	1193	1014	1200	1288
For Sale, total	845	628	576	769	994	1033	914	690	584	549	923	935	867	926	862	809	735	586	531	660	760
Condominium	241	175	65	95	118	156	198	186	181	170	276	291	225	214	196	148	118	75	61	74	86
% Condominium	29%	28%	11%	12%	12%	15%	22%	27%	31%	31%	30%	31%	26%	23%	23%	18%	16%	13%	11%	11%	11%
Not Condominium	549	453	511	674	877	877	716	504	403	380	647	644	641	712	666	661	617	510	471	586	674
For Rent	456	329	230	319	455	469	396	289	230	271	450	492	541	510	373	329	305	263	147	148	140
For Owner Occupancy, on owners land, single family	417	380	354	449	538	518	435	314	270	242	331	323	334	370	386	350	336	344	336	393	387
Not reported*	327																				

* These units resulted from the addition of the townhouse and condominium questions to the report forms for all units authorized beginning January 1973.

Percentage Change in New Privately Owned Housing Units, By Intended Use and Design at Time of Start, 1973 to 1993

Structure Type and Intent	73-74	74-75	75-76	76-77	77-78	78-79	79-80	80-81	81-82	82-83	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93
For Sale, total	-26%	-8%	34%	29%	4%	-12%	-25%	-15%	-6%	68%	1%	-7%	7%	-7%	-6%	-9%	-20%	-9%	24%	15%
Condominium	-27%	-63%	46%	24%	32%	27%	-6%	-3%	-6%	62%	5%	-23%	-5%	-8%	-24%	-20%	-36%	-19%	21%	16%

Table 6

Compiled Data - Atlanta, Chicago, DC, Los Angeles, New York, and Phoenix

Never Married Head of Condominium Households, by Sex, Age and Income

Income	Total	Total Women	Total Men	25 to 34 years old			35 to 44 years old			45 to 54 years old		
				Total	Male	Female	Total	Male	Female	Total	Male	Female
\$15,000 to \$19,999	4363	2359	2004	2165	1008	1157	1538	684	854	660	312	348
\$20,000 to \$24,999	8485	5137	3348	5050	2152	2898	2401	831	1570	1034	365	669
\$25,000 to \$29,999	10572	6564	4008	5913	2422	3491	3524	1172	2352	1135	414	721
\$30,000 to \$34,999	13532	7211	6321	7019	3929	3090	4585	1827	2758	1928	565	1363
\$35,000 to \$39,999	12870	6459	6411	6884	3912	2972	4276	1699	2577	1710	800	910
\$40,000 to \$44,999	10484	5366	5118	4969	2759	2210	3399	1681	1718	2116	678	1438
\$45,000 to \$49,999	8383	4130	4253	3777	2036	1741	3077	1365	1712	1529	852	677
\$50,000 to \$54,999	7557	3329	4228	3596	2310	1286	2582	1345	1237	1379	573	806
\$55,000 to \$59,999	3670	1569	2101	1408	827	581	1441	824	617	821	450	371
\$60,000 to \$64,999	3410	1300	2110	1533	1022	511	1360	816	544	517	272	245
\$65,000 to \$69,999	2552	1100	1452	1054	588	466	1167	650	517	331	214	117
\$70,000 to \$74,999	2560	1139	1421	1211	714	497	990	407	583	359	300	59
\$75,000 to \$79,999	1468	527	941	482	334	148	667	388	279	319	219	100
\$80,000 to \$84,999	1616	551	1065	659	499	160	825	466	359	132	100	32
\$85,000 to \$89,999	772	244	528	315	243	72	364	192	172	93	93	0
\$90,000 to \$94,999	1009	412	597	279	161	118	489	241	248	241	195	46
\$95,000 to \$99,999	789	280	509	363	269	94	367	181	186	59	59	0
\$100,000 and over	7012	2096	4916	2919	2041	878	3052	2164	888	1041	711	330
Totals	101104	49773	51331	49596	27226	22370	36104	16933	19171	15404	7172	8232
Percent by Sex		49.23%	50.77%									

Table 7

Atlanta

Never Married Head of Condominium Households, by Sex, Age and Income

Income	Total	Total Women	Total Men	25 to 34 years old			35 to 44 years old			45 to 54 years old		
				Total	Male	Female	Total	Male	Female	Total	Male	Female
\$15,000 to \$19,999	542	154	388	283	157	126	206	178	28	53	53	0
\$20,000 to \$24,999	932	611	321	505	159	346	313	73	240	114	89	25
\$25,000 to \$29,999	964	468	496	489	248	241	388	209	179	87	39	48
\$30,000 to \$34,999	1225	851	374	646	284	362	516	50	466	63	40	23
\$35,000 to \$39,999	1012	504	508	547	324	223	336	139	197	129	45	84
\$40,000 to \$44,999	765	486	279	392	150	242	229	87	142	144	42	102
\$45,000 to \$49,999	493	283	210	196	72	124	272	138	134	25	0	25
\$50,000 to \$54,999	410	195	215	128	106	22	153	58	95	129	51	78
\$55,000 to \$59,999	97	41	56	33	33	0	64	23	41	0	0	0
\$60,000 to \$64,999	176	73	103	106	61	45	28	0	28	42	42	0
\$65,000 to \$69,999	56	56	0	0	0	0	56	0	56	0	0	0
\$70,000 to \$74,999	135	31	104	135	104	31	0	0	0	0	0	0
\$75,000 to \$79,999	70	42	28	28	28	0	42	0	42	0	0	0
\$80,000 to \$84,999	167	0	167	78	78	0	89	89	0	0	0	0
\$85,000 to \$89,999	54	37	17	0	0	0	54	17	37	0	0	0
\$90,000 to \$94,999	25	0	25	0	0	0	25	25	0	0	0	0
\$95,000 to \$99,999	56	0	56	31	31	0	0	0	0	25	25	0
\$100,000 and over	245	47	198	51	51	0	143	96	47	51	51	0
Totals	7424	3879	3545	3648	1886	1762	2914	1182	1732	862	477	385
Percent by Sex		52.25%	47.75%									

Table 8

Chicago

Never Married Head of Condominium Households, by Sex, Age and Income

Income	Total	Total Women	Total Men	25 to 34 years old			35 to 44 years old			45 to 54 years old		
				Total	Male	Female	Total	Male	Female	Total	Male	Female
\$15,000 to \$19,999	1560	876	684	603	282	321	639	228	411	318	174	144
\$20,000 to \$24,999	2865	1722	1143	1815	693	1122	720	333	387	330	117	213
\$25,000 to \$29,999	3888	2589	1299	2361	873	1488	1152	369	783	375	57	318
\$30,000 to \$34,999	4689	2415	2274	2457	1476	981	1662	639	1023	570	159	411
\$35,000 to \$39,999	3990	2121	1869	1953	1011	942	1521	624	897	516	234	282
\$40,000 to \$44,999	3021	1401	1620	1173	720	453	1107	708	399	741	192	549
\$45,000 to \$49,999	2169	993	1176	987	492	495	786	399	387	396	285	111
\$50,000 to \$54,999	1437	744	693	783	471	312	324	150	174	330	72	258
\$55,000 to \$59,999	1143	525	618	495	363	132	375	174	201	273	81	192
\$60,000 to \$64,999	663	195	468	258	201	57	279	192	87	126	75	51
\$65,000 to \$69,999	591	264	327	267	138	129	300	165	135	24	24	0
\$70,000 to \$74,999	633	423	210	336	153	183	207	0	207	90	57	33
\$75,000 to \$79,999	372	129	243	120	57	63	171	105	66	81	81	0
\$80,000 to \$84,999	369	120	249	165	132	33	165	90	75	39	27	12
\$85,000 to \$89,999	126	90	36	27	0	27	63	0	63	36	36	0
\$90,000 to \$94,999	243	114	129	96	66	30	90	33	57	57	30	27
\$95,000 to \$99,999	267	111	156	189	123	66	78	33	45	0	0	0
\$100,000 and over	1392	345	1047	462	405	57	705	543	162	225	99	126
Totals	29418	15177	14241	14547	7656	6891	10344	4785	5559	4527	1800	2727
Percent by Sex		51.59%	48.41%									

Table 9

DC

Never Married Head of Condominium Households, by Sex, Age and Income

Income	Total	Total Women	Total Men	25 to 34 years old			35 to 44 years old			45 to 54 years old		
				Total	Male	Female	Total	Male	Female	Total	Male	Female
\$15,000 to \$19,999	130	92	38	40	0	40	90	38	52	0	0	0
\$20,000 to \$24,999	357	192	165	185	127	58	114	26	88	58	12	46
\$25,000 to \$29,999	556	223	333	301	206	95	234	106	128	21	21	0
\$30,000 to \$34,999	665	473	192	258	96	162	247	96	151	160	0	160
\$35,000 to \$39,999	1138	567	571	629	339	290	348	114	234	161	118	43
\$40,000 to \$44,999	709	408	301	239	26	213	297	212	85	173	63	110
\$45,000 to \$49,999	566	347	219	263	102	161	212	68	144	91	49	42
\$50,000 to \$54,999	723	383	340	219	97	122	327	171	156	177	72	105
\$55,000 to \$59,999	311	136	175	101	46	55	186	105	81	24	24	0
\$60,000 to \$64,999	412	189	223	152	110	42	184	91	93	76	22	54
\$65,000 to \$69,999	252	82	170	80	58	22	110	91	19	62	21	41
\$70,000 to \$74,999	336	151	185	58	27	31	189	69	120	89	89	0
\$75,000 to \$79,999	139	94	45	83	28	55	56	17	39	0	0	0
\$80,000 to \$84,999	46	46	0	0	0	0	46	0	46	0	0	0
\$85,000 to \$89,999	51	22	29	51	29	22	0	0	0	0	0	0
\$90,000 to \$94,999	72	17	55	17	17	0	17	0	17	38	38	0
\$95,000 to \$99,999	0	0	0	0	0	0	0	0	0	0	0	0
\$100,000 and over	244	155	89	121	28	93	88	46	42	35	15	20
Totals	6707	3577	3130	2797	1336	1461	2745	1250	1495	1165	544	621
Percent by Sex		53.33%	46.67%									

Table 10

Los Angeles

Never Married Head of Condominium Households, by Sex, Age and Income

Income	Total	Total Women	Total Men	25 to 34 years old			35 to 44 years old			45 to 54 years old		
				Total	Male	Female	Total	Male	Female	Total	Male	Female
\$15,000 to \$19,999	803	438	365	480	272	208	209	57	152	114	36	78
\$20,000 to \$24,999	1846	1044	802	1127	580	547	550	168	382	169	54	115
\$25,000 to \$29,999	2299	1483	816	1517	598	919	600	166	434	182	52	130
\$30,000 to \$34,999	3576	1785	1791	2022	1189	833	1054	456	598	500	146	354
\$35,000 to \$39,999	3171	1395	1776	1817	1242	575	948	319	629	406	215	191
\$40,000 to \$44,999	3203	1635	1568	1552	902	650	1038	470	568	613	196	417
\$45,000 to \$49,999	2427	1225	1202	1080	639	441	861	348	513	486	215	271
\$50,000 to \$54,999	2397	962	1435	1269	845	424	841	407	434	287	183	104
\$55,000 to \$59,999	934	434	500	440	203	237	317	188	129	177	109	68
\$60,000 to \$64,999	1103	308	795	441	293	148	504	394	110	158	108	50
\$65,000 to \$69,999	551	114	437	261	198	63	233	182	51	57	57	0
\$70,000 to \$74,999	332	145	187	120	83	37	144	36	108	68	68	0
\$75,000 to \$79,999	271	34	237	78	78	0	129	114	15	64	45	19
\$80,000 to \$84,999	436	68	368	222	172	50	141	123	18	73	73	0
\$85,000 to \$89,999	185	70	115	60	37	23	101	54	47	24	24	0
\$90,000 to \$94,999	171	97	74	72	48	24	99	26	73	0	0	0
\$95,000 to \$99,999	108	76	32	16	16	0	92	16	76	0	0	0
\$100,000 and over	1261	295	966	621	423	198	444	403	41	196	140	56
Totals	25074	11608	13466	13195	7818	5377	8305	3927	4378	3574	1721	1853
Percent by Sex		46.29%	53.71%									

Table 11

New York

Never Married Head of Condominium Households, by Sex, Age and Income

Income	Total	Total Women	Total Men	25 to 34 years old			35 to 44 years old			45 to 54 years old		
				Total	Male	Female	Total	Male	Female	Total	Male	Female
\$15,000 to \$19,999	868	471	397	434	186	248	298	183	115	136	28	108
\$20,000 to \$24,999	1717	950	767	860	443	417	562	231	331	295	93	202
\$25,000 to \$29,999	2067	1314	753	811	348	463	902	223	679	354	182	172
\$30,000 to \$34,999	2396	1228	1168	1038	568	470	808	465	343	550	135	415
\$35,000 to \$39,999	2970	1609	1361	1603	811	792	890	383	507	477	167	310
\$40,000 to \$44,999	2398	1230	1168	1301	805	496	678	204	474	419	159	260
\$45,000 to \$49,999	2551	1183	1368	1199	695	504	868	396	472	484	277	207
\$50,000 to \$54,999	2453	1024	1429	1081	675	406	916	559	357	456	195	261
\$55,000 to \$59,999	1153	433	720	339	182	157	467	302	165	347	236	111
\$60,000 to \$64,999	1018	497	521	548	357	191	365	139	226	105	25	80
\$65,000 to \$69,999	1045	584	461	412	160	252	445	189	256	188	112	76
\$70,000 to \$74,999	1070	389	681	546	331	215	412	264	148	112	86	26
\$75,000 to \$79,999	616	228	388	173	143	30	269	152	117	174	93	81
\$80,000 to \$84,999	598	317	281	194	117	77	384	164	220	20	0	20
\$85,000 to \$89,999	356	25	331	177	177	0	146	121	25	33	33	0
\$90,000 to \$94,999	472	184	288	94	30	64	232	131	101	146	127	19
\$95,000 to \$99,999	358	93	265	127	99	28	197	132	65	34	34	0
\$100,000 and over	3809	1254	2555	1611	1081	530	1664	1068	596	534	406	128
Totals	27915	13013	14902	12548	7208	5340	10503	5306	5197	4864	2388	2476
Percent by Sex		46.62%	53.38%									

Table 12

Phoenix

Never Married Head of Condominium Households, by Sex, Age and Income

Income	Total	Total Women	Total Men	25 to 34 years old			35 to 44 years old			45 to 54 years old		
				Total	Male	Female	Total	Male	Female	Total	Male	Female
\$15,000 to \$19,999	460	328	132	325	111	214	96	0	96	39	21	18
\$20,000 to \$24,999	768	618	150	558	150	408	142	0	142	68	0	68
\$25,000 to \$29,999	798	487	311	434	149	285	248	99	149	116	63	53
\$30,000 to \$34,999	981	459	522	598	316	282	298	121	177	85	85	0
\$35,000 to \$39,999	589	263	326	335	185	150	233	120	113	21	21	0
\$40,000 to \$44,999	388	206	182	312	156	156	50	0	50	26	26	0
\$45,000 to \$49,999	177	99	78	52	36	16	78	16	62	47	26	21
\$50,000 to \$54,999	137	21	116	116	116	0	21	0	21	0	0	0
\$55,000 to \$59,999	32	0	32	0	0	0	32	32	0	0	0	0
\$60,000 to \$64,999	38	38	0	28	0	28	0	0	0	10	0	10
\$65,000 to \$69,999	57	0	57	34	34	0	23	23	0	0	0	0
\$70,000 to \$74,999	54	0	54	16	16	0	38	38	0	0	0	0
\$75,000 to \$79,999	0	0	0	0	0	0	0	0	0	0	0	0
\$80,000 to \$84,999	0	0	0	0	0	0	0	0	0	0	0	0
\$85,000 to \$89,999	0	0	0	0	0	0	0	0	0	0	0	0
\$90,000 to \$94,999	26	0	26	0	0	0	26	26	0	0	0	0
\$95,000 to \$99,999	0	0	0	0	0	0	0	0	0	0	0	0
\$100,000 and over	61	0	61	53	53	0	8	8	0	0	0	0
Totals	4566	2519	2047	2861	1322	1539	1293	483	810	412	242	170
Percent by Sex		55.17%	44.83%									

Table 13

Compiled Data -Atlanta, Chicago, DC, Los Angeles, New York and Phoenix

Housing Choices of Never Married Individuals, by Sex, Age and Tenure

Twenty-Five to Thirty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	50199	6624	1008	15.22%	48598	4867	1157	23.77%
\$20,000 to \$24,999	48436	10151	2152	21.20%	52878	8521	2898	34.01%
\$25,000 to \$29,999	42495	10827	2422	22.37%	44997	9195	3491	37.97%
\$30,000 to \$34,999	34442	12933	3929	30.38%	32546	7903	3090	39.10%
\$35,000 to \$39,999	24201	10935	3912	35.78%	19054	7074	2972	42.01%
\$40,000 to \$44,999	16236	9848	2759	28.02%	12182	5186	2210	42.61%
\$45,000 to \$49,999	9941	6115	2036	33.30%	6633	3200	1741	54.41%
\$50,000 to \$54,999	7523	5946	2310	38.85%	4234	2438	1286	52.75%
\$55,000 to \$59,999	3754	2516	827	32.87%	2080	1438	581	40.40%
\$60,000 to \$64,999	4262	3113	1022	32.83%	2543	1300	511	39.31%
\$65,000 to \$69,999	2179	1336	588	44.01%	1225	1025	466	45.46%
\$70,000 to \$74,999	2095	1677	714	42.58%	1192	799	497	62.20%
\$75,000 to \$79,999	1869	971	334	34.40%	549	407	148	36.36%
\$80,000 to \$84,999	1376	1201	499	41.55%	542	484	160	33.06%
\$85,000 to \$89,999	775	502	243	48.41%	571	137	72	52.55%
\$90,000 to \$94,999	558	443	161	36.34%	499	288	118	40.97%
\$95,000 to \$99,999	348	375	269	71.73%	324	258	94	36.43%
\$100,000 and over	5157	5342	2041	38.21%	1357	1758	878	49.94%
Totals	255846	90855	27226	29.97%	232004	56278	22370	39.75%

Thirty-Five to Forty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	16712	4066	684	16.82%	17448	3658	854	23.35%
\$20,000 to \$24,999	17071	5060	831	16.42%	20012	5813	1570	27.01%
\$25,000 to \$29,999	15583	5616	1172	20.87%	16938	7002	2352	33.59%
\$30,000 to \$34,999	13511	7298	1827	25.03%	13738	8084	2758	34.12%
\$35,000 to \$39,999	10771	7048	1699	24.11%	9796	7425	2577	34.71%
\$40,000 to \$44,999	7831	7160	1681	23.48%	7875	5984	1718	28.71%
\$45,000 to \$49,999	5291	5235	1365	26.07%	4391	4488	1712	38.15%
\$50,000 to \$54,999	5013	4708	1345	28.57%	3378	2850	1237	43.40%
\$55,000 to \$59,999	2106	2186	824	37.69%	1241	1696	617	36.38%
\$60,000 to \$64,999	2528	2531	816	32.24%	1644	1790	544	30.39%
\$65,000 to \$69,999	1193	1777	650	36.58%	482	1175	517	44.00%
\$70,000 to \$74,999	1257	1415	407	28.76%	689	1138	583	51.23%
\$75,000 to \$79,999	995	1140	388	34.04%	735	637	279	43.80%
\$80,000 to \$84,999	685	930	466	50.11%	471	579	359	62.00%
\$85,000 to \$89,999	446	567	192	33.86%	335	371	172	46.36%
\$90,000 to \$94,999	346	676	241	35.65%	263	387	248	64.08%
\$95,000 to \$99,999	214	358	181	50.56%	102	344	186	54.07%
\$100,000 and over	3095	6016	2164	35.97%	1331	2212	888	40.14%
Totals	104648	63787	16933	26.55%	100869	55633	19171	34.46%

Forty-Five to Fifty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	4804	2011	312	15.51%	6623	2210	348	15.75%
\$20,000 to \$24,999	5256	1939	365	18.82%	6763	3324	669	20.13%
\$25,000 to \$29,999	4260	2616	414	15.83%	6104	3122	721	23.09%
\$30,000 to \$34,999	5202	2933	565	19.26%	4819	4013	1363	33.96%
\$35,000 to \$39,999	3507	2979	800	26.85%	3716	3182	910	28.60%
\$40,000 to \$44,999	3026	2947	678	23.01%	2635	3651	1438	39.39%
\$45,000 to \$49,999	2200	2231	852	38.19%	2087	2493	677	27.16%
\$50,000 to \$54,999	1926	2156	573	26.58%	1595	1802	806	44.73%
\$55,000 to \$59,999	886	1328	450	33.89%	760	1003	371	36.99%
\$60,000 to \$64,999	956	1258	272	21.62%	466	752	245	32.58%
\$65,000 to \$69,999	399	920	214	23.26%	448	668	117	17.51%
\$70,000 to \$74,999	414	749	300	40.05%	240	333	59	17.72%
\$75,000 to \$79,999	261	728	219	30.08%	83	298	100	33.56%
\$80,000 to \$84,999	316	467	100	21.41%	25	399	32	8.02%
\$85,000 to \$89,999	183	373	93	24.93%	118	143	0	0.00%
\$90,000 to \$94,999	144	335	195	58.21%	89	326	46	14.11%
\$95,000 to \$99,999	94	116	59	50.86%	58	26	0	0.00%
\$100,000 and over	1200	1933	711	36.78%	357	685	330	48.18%
Totals	32309	26387	7172	27.18%	34051	26795	8232	30.72%

Table 14

Atlanta

Housing Choices of Never Married Individuals, by Sex, Age and Tenure

Twenty-Five to Thirty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	6105	782	157	20.08%	6367	838	126	15.04%
\$20,000 to \$24,999	4918	1577	159	10.08%	6145	1213	346	28.52%
\$25,000 to \$29,999	4605	1745	248	14.21%	5001	1046	241	23.04%
\$30,000 to \$34,999	2701	1314	284	21.61%	2298	1118	362	32.38%
\$35,000 to \$39,999	1965	1123	324	28.85%	1306	1013	223	22.01%
\$40,000 to \$44,999	963	1106	150	13.56%	595	576	242	42.01%
\$45,000 to \$49,999	410	398	72	18.09%	273	314	124	39.49%
\$50,000 to \$54,999	260	541	106	19.59%	70	123	22	17.89%
\$55,000 to \$59,999	146	194	33	17.01%	145	0	0	0.00%
\$60,000 to \$64,999	161	235	61	25.96%	51	160	45	28.13%
\$65,000 to \$69,999	195	86	0	0.00%	20	53	0	0.00%
\$70,000 to \$74,999	81	303	104	34.32%	30	105	31	29.52%
\$75,000 to \$79,999	87	59	28	47.46%	0	0	0	0.00%
\$80,000 to \$84,999	56	184	78	42.39%	14	0	0	0.00%
\$85,000 to \$89,999	0	0	0	0.00%	31	0	0	0.00%
\$90,000 to \$94,999	0	56	0	0.00%	0	0	0	0.00%
\$95,000 to \$99,999	0	53	31	58.49%	0	0	0	0.00%
\$100,000 and over	193	180	51	28.33%	42	42	0	0.00%
Totals	22846	9936	1886	18.98%	22388	6601	1762	26.69%

Thirty-Five to Forty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	1009	686	178	25.95%	1341	400	28	7.00%
\$20,000 to \$24,999	1213	592	73	12.33%	1754	911	240	26.34%
\$25,000 to \$29,999	969	741	209	28.21%	1231	597	179	29.98%
\$30,000 to \$34,999	668	709	50	7.05%	798	1367	466	34.09%
\$35,000 to \$39,999	470	806	139	17.25%	432	902	197	21.84%
\$40,000 to \$44,999	140	729	87	11.93%	289	668	142	21.26%
\$45,000 to \$49,999	231	458	138	30.13%	150	573	134	23.39%
\$50,000 to \$54,999	182	423	58	13.71%	47	249	95	38.15%
\$55,000 to \$59,999	101	110	23	20.91%	25	205	41	20.00%
\$60,000 to \$64,999	56	160	0	0.00%	0	102	28	27.45%
\$65,000 to \$69,999	28	155	0	0.00%	0	73	56	76.71%
\$70,000 to \$74,999	101	98	0	0.00%	22	48	0	0.00%
\$75,000 to \$79,999	28	84	0	0.00%	0	87	42	48.28%
\$80,000 to \$84,999	19	115	89	77.39%	0	0	0	0.00%
\$85,000 to \$89,999	25	80	17	21.25%	0	37	37	100.00%
\$90,000 to \$94,999	25	64	25	39.06%	0	20	0	0.00%
\$95,000 to \$99,999	0	0	0	0.00%	0	0	0	0.00%
\$100,000 and over	82	382	96	25.13%	16	194	47	24.23%
Totals	5347	6392	1182	18.49%	6105	6433	1732	26.92%

Forty-Five to Fifty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	159	332	53	15.96%	275	137	0	0.00%
\$20,000 to \$24,999	317	228	89	39.04%	206	211	25	11.85%
\$25,000 to \$29,999	149	349	39	11.17%	221	278	48	17.27%
\$30,000 to \$34,999	180	313	40	12.78%	138	322	23	7.14%
\$35,000 to \$39,999	138	186	45	24.19%	51	384	84	21.88%
\$40,000 to \$44,999	42	338	42	12.43%	117	237	102	43.04%
\$45,000 to \$49,999	0	152	0	0.00%	0	204	25	12.25%
\$50,000 to \$54,999	33	113	51	45.13%	14	177	78	44.07%
\$55,000 to \$59,999	0	124	0	0.00%	0	0	0	0.00%
\$60,000 to \$64,999	23	120	42	35.00%	0	19	0	0.00%
\$65,000 to \$69,999	0	101	0	0.00%	0	0	0	0.00%
\$70,000 to \$74,999	17	48	0	0.00%	0	25	0	0.00%
\$75,000 to \$79,999	0	87	0	0.00%	0	28	0	0.00%
\$80,000 to \$84,999	0	19	0	0.00%	0	0	0	0.00%
\$85,000 to \$89,999	0	0	0	0.00%	0	0	0	0.00%
\$90,000 to \$94,999	0	0	0	0.00%	0	0	0	0.00%
\$95,000 to \$99,999	0	25	25	100.00%	0	0	0	0.00%
\$100,000 and over	28	173	51	29.48%	0	0	0	0.00%
Totals	1086	2708	477	17.61%	1022	2022	385	19.04%

Table 15

Chicago

Housing Choices of Never Married Individuals, by Sex, Age and Tenure

Twenty-Five to Thirty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	9573	1524	282	18.50%	11877	1260	321	25.48%
\$20,000 to \$24,999	9846	2274	693	30.47%	11682	2628	1122	42.69%
\$25,000 to \$29,999	8871	3066	873	28.47%	9792	2886	1148	39.78%
\$30,000 to \$34,999	6807	3678	1476	40.13%	6762	1908	981	51.42%
\$35,000 to \$39,999	4425	2919	1011	34.64%	3321	1866	942	50.48%
\$40,000 to \$44,999	3063	2250	720	32.00%	1815	879	453	51.54%
\$45,000 to \$49,999	1587	1335	492	36.85%	846	699	495	70.82%
\$50,000 to \$54,999	1230	1221	471	38.57%	630	537	312	58.10%
\$55,000 to \$59,999	549	735	363	49.39%	135	177	132	74.58%
\$60,000 to \$64,999	435	438	201	45.89%	327	144	57	39.58%
\$65,000 to \$69,999	387	300	138	46.00%	219	189	129	68.25%
\$70,000 to \$74,999	234	195	153	78.46%	204	183	183	100.00%
\$75,000 to \$79,999	252	195	57	29.23%	57	63	63	100.00%
\$80,000 to \$84,999	171	237	132	55.70%	33	63	33	52.38%
\$85,000 to \$89,999	150	96	0	0.00%	0	27	27	100.00%
\$90,000 to \$94,999	0	96	66	68.75%	33	54	30	55.56%
\$95,000 to \$99,999	96	141	123	87.23%	30	66	66	100.00%
\$100,000 and over	597	756	405	53.57%	54	132	57	43.18%
Totals	48273	21456	7656	35.68%	47817	13761	6551	47.61%

Thirty-Five to Forty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	2289	1116	228	20.43%	2952	1038	411	39.60%
\$20,000 to \$24,999	2475	1569	333	21.22%	3327	1350	387	28.67%
\$25,000 to \$29,999	3024	1434	369	25.73%	2490	2175	783	36.00%
\$30,000 to \$34,999	2484	2175	639	29.38%	2016	2223	1023	46.02%
\$35,000 to \$39,999	1884	2202	624	28.34%	1848	1677	897	53.49%
\$40,000 to \$44,999	1020	2004	708	35.33%	1143	1347	399	29.62%
\$45,000 to \$49,999	831	1167	399	34.19%	390	948	387	40.82%
\$50,000 to \$54,999	573	588	150	25.51%	231	519	174	33.53%
\$55,000 to \$59,999	189	477	174	36.48%	210	333	201	60.36%
\$60,000 to \$64,999	237	465	192	41.29%	300	270	87	32.22%
\$65,000 to \$69,999	171	291	165	56.70%	27	297	135	45.45%
\$70,000 to \$74,999	129	120	0	0.00%	192	222	207	93.24%
\$75,000 to \$79,999	72	144	105	72.92%	66	84	66	78.57%
\$80,000 to \$84,999	81	135	90	66.67%	81	75	75	100.00%
\$85,000 to \$89,999	0	171	0	0.00%	30	135	63	46.67%
\$90,000 to \$94,999	0	135	33	24.44%	0	72	57	79.17%
\$95,000 to \$99,999	0	87	33	37.93%	24	45	45	100.00%
\$100,000 and over	396	813	534	65.68%	132	324	162	50.00%
Totals	15855	15093	4776	31.64%	15459	13134	5559	42.33%

Forty-Five to Fifty-Four

Income	Male Housing				Female Housing			
	Rent	Own	% Condo		Rent	Own	% Condo	
\$15,000 to \$19,999	645	552	174	31.52%	1110	654	144	22.02%
\$20,000 to \$24,999	618	519	117	22.54%	966	1143	213	18.64%
\$25,000 to \$29,999	651	525	57	10.86%	816	882	318	36.05%
\$30,000 to \$34,999	657	675	159	23.56%	771	1020	411	40.29%
\$35,000 to \$39,999	579	885	234	26.44%	414	756	282	37.30%
\$40,000 to \$44,999	441	660	192	29.09%	267	891	549	61.62%
\$45,000 to \$49,999	111	606	285	47.03%	51	486	11	2.26%
\$50,000 to \$54,999	186	255	72	28.24%	135	297	258	86.87%
\$55,000 to \$59,999	60	171	81	47.37%	24	249	192	77.11%
\$60,000 to \$64,999	93	177	75	42.37%	6	51	51	100.00%
\$65,000 to \$69,999	0	114	24	21.05%	0	60	0	0.00%
\$70,000 to \$74,999	33	105	57	54.29%	0	57	33	57.89%
\$75,000 to \$79,999	0	129	81	62.79%	0	21	0	0.00%
\$80,000 to \$84,999	141	54	27	50.00%	0	69	12	17.39%
\$85,000 to \$89,999	0	60	36	60.00%	0	24	0	0.00%
\$90,000 to \$94,999	0	66	30	45.45%	0	27	27	100.00%
\$95,000 to \$99,999	27	0	0	0.00%	0	0	0	0.00%
\$100,000 and over	36	258	99	38.37%	0	126	126	100.00%
Totals	4278	5811	1800	30.98%	4560	6813	2627	38.56%

Table 16

D.C.

Housing Choices of Never Married Individuals, by Sex, Age and Tenure

Twenty-Five to Thirty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	1837	156	0	0.00%	2737	174	40	22.99%
\$20,000 to \$24,999	1850	195	127	65.13%	2915	347	58	16.71%
\$25,000 to \$29,999	1633	525	206	39.24%	2352	354	95	26.84%
\$30,000 to \$34,999	1061	273	96	35.16%	1277	331	162	48.94%
\$35,000 to \$39,999	913	545	339	62.20%	618	397	290	73.05%
\$40,000 to \$44,999	486	157	26	16.56%	441	247	213	86.23%
\$45,000 to \$49,999	297	203	102	50.25%	330	248	161	64.92%
\$50,000 to \$54,999	268	173	97	56.07%	100	144	122	84.72%
\$55,000 to \$59,999	117	46	46	100.00%	82	129	55	42.64%
\$60,000 to \$64,999	171	170	110	64.71%	119	81	42	51.85%
\$65,000 to \$69,999	95	92	57	61.96%	94	22	22	100.00%
\$70,000 to \$74,999	68	76	27	35.53%	21	53	31	58.49%
\$75,000 to \$79,999	105	98	28	28.57%	79	91	55	60.44%
\$80,000 to \$84,999	43	0	0	0.00%	21	0	0	0.00%
\$85,000 to \$89,999	76	29	27	93.10%	0	22	22	100.00%
\$90,000 to \$94,999	22	17	17	100.00%	0	33	0	0.00%
\$95,000 to \$99,999	0	14	0	0.00%	41	0	0	0.00%
\$100,000 and over	114	103	28	27.18%	74	133	93	69.92%
Totals	9156	2872	1393	48.50%	11301	2806	1461	52.07%

Thirty-Five to Forty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	761	95	38	40.00%	1255	117	52	44.44%
\$20,000 to \$24,999	664	166	26	15.66%	1346	283	88	31.10%
\$25,000 to \$29,999	630	228	106	46.49%	982	377	128	33.95%
\$30,000 to \$34,999	544	326	96	29.45%	730	308	151	49.03%
\$35,000 to \$39,999	274	328	114	34.76%	562	520	234	45.00%
\$40,000 to \$44,999	351	470	212	45.11%	310	361	85	23.55%
\$45,000 to \$49,999	255	288	68	23.61%	247	328	144	43.90%
\$50,000 to \$54,999	231	357	171	47.90%	130	327	156	47.71%
\$55,000 to \$59,999	48	177	105	59.32%	75	146	81	55.48%
\$60,000 to \$64,999	175	279	91	32.62%	94	152	93	61.18%
\$65,000 to \$69,999	97	146	91	62.33%	0	134	19	14.18%
\$70,000 to \$74,999	81	217	69	31.80%	0	135	120	88.89%
\$75,000 to \$79,999	52	45	17	37.78%	0	56	39	69.64%
\$80,000 to \$84,999	0	19	0	0.00%	19	68	46	67.65%
\$85,000 to \$89,999	31	0	0	0.00%	0	0	0	0.00%
\$90,000 to \$94,999	0	0	0	0.00%	19	41	17	41.46%
\$95,000 to \$99,999	0	0	0	0.00%	0	0	0	0.00%
\$100,000 and over	79	262	46	17.56%	42	92	42	45.65%
Totals	4273	3403	1250	36.73%	5811	3445	1495	43.40%

Forty-Five to Fifty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
less than \$5000	469	154	0	0.00%	646	14	0	0.00%
\$5000 to \$9999	115	17	0	0.00%	375	17	0	0.00%
\$10,000 to \$14,999	223	108	0	0.00%	207	64	24	37.50%
\$15,000 to \$19,999	228	39	0	0.00%	381	90	0	0.00%
\$20,000 to \$24,999	503	108	12	11.11%	409	172	46	26.74%
\$25,000 to \$29,999	260	61	21	34.43%	117	62	0	0.00%
\$30,000 to \$34,999	259	128	0	0.00%	162	256	160	62.50%
\$35,000 to \$39,999	115	238	118	49.58%	226	143	43	30.07%
\$40,000 to \$44,999	188	134	63	47.01%	171	214	110	51.40%
\$45,000 to \$49,999	56	97	49	50.52%	105	169	42	24.85%
\$50,000 to \$54,999	124	186	72	38.71%	81	192	105	54.69%
\$55,000 to \$59,999	60	75	24	32.00%	33	36	0	0.00%
\$60,000 to \$64,999	43	95	22	23.16%	22	71	54	76.06%
\$65,000 to \$69,999	38	36	21	58.33%	0	80	41	51.25%
\$70,000 to \$74,999	22	105	89	84.76%	0	38	0	0.00%
\$75,000 to \$79,999	0	16	0	0.00%	0	26	0	0.00%
\$80,000 to \$84,999	22	41	0	0.00%	0	0	0	0.00%
\$85,000 to \$89,999	0	46	0	0.00%	0	0	0	0.00%
\$90,000 to \$94,999	0	52	38	73.08%	0	9	0	0.00%
\$95,000 to \$99,999	0	37	0	0.00%	0	0	0	0.00%
\$100,000 and over	0	156	15	9.62%	14	32	20	62.50%
Totals	2725	1929	544	28.20%	2949	1685	645	38.28%

Table 17

Los Angeles

Housing Choices of Never Married Individuals, by Sex, Age and Tenure

Twenty-Five to Thirty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	16791	1805	272	15.07%	10845	1091	208	19.07%
\$20,000 to \$24,999	15848	2872	580	20.19%	13811	1732	547	31.58%
\$25,000 to \$29,999	13693	2376	598	25.17%	12191	1885	919	48.75%
\$30,000 to \$34,999	12203	3966	1189	29.98%	8575	1899	833	43.87%
\$35,000 to \$39,999	8822	3520	1242	35.28%	5291	1397	575	41.16%
\$40,000 to \$44,999	5521	3260	902	27.67%	3436	1220	650	53.28%
\$45,000 to \$49,999	3998	1867	639	34.23%	1711	775	441	56.90%
\$50,000 to \$54,999	2457	2027	845	41.69%	1287	681	424	62.26%
\$55,000 to \$59,999	1375	737	203	27.54%	377	511	237	46.38%
\$60,000 to \$64,999	1746	1225	293	23.92%	614	375	148	39.47%
\$65,000 to \$69,999	753	554	198	35.74%	377	256	63	24.61%
\$70,000 to \$74,999	781	461	83	18.00%	457	122	37	30.33%
\$75,000 to \$79,999	419	219	78	35.62%	74	13	0	0.00%
\$80,000 to \$84,999	275	381	172	45.14%	47	165	50	30.30%
\$85,000 to \$89,999	226	132	37	28.03%	138	38	23	60.53%
\$90,000 to \$94,999	122	120	48	40.00%	72	60	24	40.00%
\$95,000 to \$99,999	81	34	16	47.06%	20	59	0	0.00%
\$100,000 and over	1165	2042	423	20.71%	390	528	198	37.50%
Totals	86276	27598	7818	28.33%	59713	12807	5377	41.98%

Thirty-Five to Forty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	5538	1126	57	5.06%	3610	992	152	15.32%
\$20,000 to \$24,999	5669	1101	168	15.26%	4689	1356	382	28.17%
\$25,000 to \$29,999	5120	1599	166	10.38%	4433	1435	434	30.24%
\$30,000 to \$34,999	4353	1767	456	25.81%	4216	1909	598	31.33%
\$35,000 to \$39,999	3012	1907	319	16.73%	2607	1805	629	34.85%
\$40,000 to \$44,999	2731	2183	470	21.53%	2262	1408	568	40.34%
\$45,000 to \$49,999	1475	1749	348	19.90%	1021	1242	513	41.30%
\$50,000 to \$54,999	1582	1690	407	24.08%	754	744	434	58.33%
\$55,000 to \$59,999	690	611	188	30.77%	193	385	129	33.51%
\$60,000 to \$64,999	773	963	394	40.91%	303	496	110	22.18%
\$65,000 to \$69,999	382	653	182	27.87%	162	253	51	20.16%
\$70,000 to \$74,999	394	418	36	8.61%	76	231	108	46.75%
\$75,000 to \$79,999	367	403	114	28.29%	94	110	15	13.64%
\$80,000 to \$84,999	207	331	123	37.16%	142	57	18	31.58%
\$85,000 to \$89,999	215	122	54	44.26%	39	84	47	55.95%
\$90,000 to \$94,999	78	196	26	13.27%	21	89	73	82.02%
\$95,000 to \$99,999	53	32	16	50.00%	24	94	76	80.85%
\$100,000 and over	828	2472	403	16.30%	285	458	41	8.95%
Totals	33467	19323	3927	20.32%	24931	13148	4378	33.30%

Forty-Five to Fifty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	1486	442	36	8.14%	1390	575	78	13.57%
\$20,000 to \$24,999	1414	481	54	11.23%	1421	789	115	14.58%
\$25,000 to \$29,999	1194	746	52	6.97%	1482	656	130	19.82%
\$30,000 to \$34,999	1453	811	146	18.00%	782	1246	354	28.41%
\$35,000 to \$39,999	810	1041	215	20.65%	729	758	191	25.20%
\$40,000 to \$44,999	728	955	196	20.52%	437	1126	417	37.03%
\$45,000 to \$49,999	641	627	215	34.29%	373	714	271	37.96%
\$50,000 to \$54,999	421	668	183	27.40%	228	448	104	23.21%
\$55,000 to \$59,999	169	483	109	22.57%	109	231	68	29.44%
\$60,000 to \$64,999	239	548	108	19.71%	26	249	50	20.08%
\$65,000 to \$69,999	85	271	57	21.03%	105	129	0	0.00%
\$70,000 to \$74,999	73	286	68	23.78%	21	82	0	0.00%
\$75,000 to \$79,999	113	198	45	22.73%	0	34	19	55.88%
\$80,000 to \$84,999	50	246	73	29.67%	0	47	0	0.00%
\$85,000 to \$89,999	18	70	24	34.29%	0	56	0	0.00%
\$90,000 to \$94,999	80	80	0	0.00%	0	108	0	0.00%
\$95,000 to \$99,999	0	16	0	0.00%	0	0	0	0.00%
\$100,000 and over	259	638	140	21.94%	26	160	56	35.00%
Totals	9233	8607	1721	20.00%	7129	7408	1853	25.01%

Table 18

New York

Housing Choices of Never Married Individuals, by Sex, Age and Tenure

Twenty-Five to Thirty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	11731	1073	186	17.33%	13429	876	248	28.31%
\$20,000 to \$24,999	12522	1553	443	28.53%	15644	1378	417	30.26%
\$25,000 to \$29,999	11312	1694	348	20.54%	14216	2176	463	21.28%
\$30,000 to \$34,999	10121	2386	568	23.81%	12869	1736	470	27.07%
\$35,000 to \$39,999	7070	2036	811	39.83%	8253	1890	792	41.90%
\$40,000 to \$44,999	5618	2302	805	34.97%	5690	1836	496	27.02%
\$45,000 to \$49,999	3449	1832	695	37.94%	3296	1072	504	47.01%
\$50,000 to \$54,999	3150	1691	675	39.92%	2071	912	406	44.52%
\$55,000 to \$59,999	1433	749	182	24.30%	1313	611	157	25.70%
\$60,000 to \$64,999	1653	832	357	42.91%	1432	497	191	38.43%
\$65,000 to \$69,999	749	236	163	69.07%	515	505	252	49.90%
\$70,000 to \$74,999	865	511	331	64.77%	456	321	215	66.98%
\$75,000 to \$79,999	923	364	143	39.29%	339	240	30	12.50%
\$80,000 to \$84,999	753	399	117	29.32%	427	233	77	33.05%
\$85,000 to \$89,999	297	232	177	76.29%	402	50	0	0.00%
\$90,000 to \$94,999	414	154	30	19.48%	394	123	64	52.03%
\$95,000 to \$99,999	171	133	99	74.44%	233	84	28	33.33%
\$100,000 and over	3067	2133	1081	50.68%	797	887	530	59.75%
Totals	75298	20310	7211	35.50%	81776	15427	5340	34.61%

Thirty-Five to Forty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	5949	751	183	24.37%	7603	644	115	17.86%
\$20,000 to \$24,999	6488	1202	231	19.22%	8328	1371	331	24.14%
\$25,000 to \$29,999	5223	1143	223	19.51%	7295	1685	679	40.30%
\$30,000 to \$34,999	5113	1488	465	31.25%	5749	1570	343	21.85%
\$35,000 to \$39,999	4839	1353	383	28.31%	4203	1943	507	26.09%
\$40,000 to \$44,999	3443	1208	204	16.89%	3798	1960	474	24.18%
\$45,000 to \$49,999	2445	1260	396	31.43%	2510	1242	472	38.00%
\$50,000 to \$54,999	2380	1473	559	37.95%	2188	977	357	36.54%
\$55,000 to \$59,999	990	683	302	44.22%	738	565	165	29.20%
\$60,000 to \$64,999	1256	569	139	24.43%	947	770	226	29.35%
\$65,000 to \$69,999	515	469	189	40.30%	293	418	256	61.24%
\$70,000 to \$74,999	519	447	264	59.06%	399	502	148	29.48%
\$75,000 to \$79,999	476	432	152	35.19%	575	262	117	44.66%
\$80,000 to \$84,999	347	292	164	56.16%	229	369	220	59.62%
\$85,000 to \$89,999	175	155	121	78.06%	266	115	25	21.74%
\$90,000 to \$94,999	243	234	131	55.98%	223	165	101	61.21%
\$95,000 to \$99,999	161	239	132	55.23%	54	205	65	31.71%
\$100,000 and over	1625	2045	1068	52.22%	856	1144	596	52.10%
Totals	42187	15443	5306	34.36%	46254	15907	5197	32.67%

Forty-Five to Fifty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	1990	351	28	7.98%	3059	755	108	14.30%
\$20,000 to \$24,999	2686	496	93	18.75%	3741	868	202	23.27%
\$25,000 to \$29,999	1963	705	182	25.82%	3310	1070	172	16.07%
\$30,000 to \$34,999	2531	953	135	14.17%	2747	1178	415	35.23%
\$35,000 to \$39,999	1423	566	167	29.51%	2113	1055	310	29.38%
\$40,000 to \$44,999	1506	894	159	17.79%	1671	1239	260	20.98%
\$45,000 to \$49,999	1189	535	277	51.78%	1501	793	207	26.10%
\$50,000 to \$54,999	1145	793	195	24.59%	992	727	261	35.90%
\$55,000 to \$59,999	469	390	236	60.51%	456	309	111	35.92%
\$60,000 to \$64,999	545	229	25	10.92%	329	228	80	35.09%
\$65,000 to \$69,999	190	229	112	48.91%	262	287	76	26.48%
\$70,000 to \$74,999	200	199	86	43.22%	186	110	26	23.64%
\$75,000 to \$79,999	105	219	93	42.47%	61	144	81	56.25%
\$80,000 to \$84,999	87	36	0	0.00%	25	203	20	9.85%
\$85,000 to \$89,999	143	123	33	26.83%	118	25	0	0.00%
\$90,000 to \$94,999	64	173	127	73.41%	89	165	19	11.52%
\$95,000 to \$99,999	45	34	34	100.00%	58	26	0	0.00%
\$100,000 and over	830	761	406	53.35%	331	399	128	32.08%
Totals	17111	7686	2388	31.07%	21049	9581	2476	25.84%

Table 19

Phoenix

Housing Choices of Never Married Individuals, by Sex, Age and Tenure

Twenty-Five to Thirty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	4162	1284	111	8.64%	3343	628	214	34.08%
\$20,000 to \$24,999	3452	1680	150	8.93%	2681	1223	408	33.36%
\$25,000 to \$29,999	2381	1421	149	10.49%	1445	848	285	33.61%
\$30,000 to \$34,999	1549	1316	316	24.01%	765	911	282	30.95%
\$35,000 to \$39,999	1006	792	185	23.36%	265	511	150	29.35%
\$40,000 to \$44,999	585	773	156	20.18%	205	428	156	36.45%
\$45,000 to \$49,999	200	480	36	7.50%	177	92	16	17.39%
\$50,000 to \$54,999	158	293	116	39.59%	76	41	0	0.00%
\$55,000 to \$59,999	134	55	0	0.00%	28	10	0	0.00%
\$60,000 to \$64,999	96	213	0	0.00%	0	43	28	65.12%
\$65,000 to \$69,999	0	68	34	50.00%	0	0	0	0.00%
\$70,000 to \$74,999	66	131	16	12.21%	24	15	0	0.00%
\$75,000 to \$79,999	83	36	0	0.00%	0	0	0	0.00%
\$80,000 to \$84,999	78	0	0	0.00%	0	23	0	0.00%
\$85,000 to \$89,999	26	13	0	0.00%	0	0	0	0.00%
\$90,000 to \$94,999	0	0	0	0.00%	0	18	0	0.00%
\$95,000 to \$99,999	0	0	0	0.00%	0	49	0	0.00%
\$100,000 and over	21	128	53	41.41%	0	36	0	0.00%
Totals	13997	8683	1322	15.23%	9009	4876	1539	31.56%

Thirty-Five to Forty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	1166	292	0	0.00%	687	467	96	20.56%
\$20,000 to \$24,999	562	430	0	0.00%	568	542	142	26.20%
\$25,000 to \$29,999	617	471	99	21.02%	507	733	149	20.33%
\$30,000 to \$34,999	349	833	121	14.53%	229	707	177	25.04%
\$35,000 to \$39,999	292	452	120	26.55%	144	578	113	19.55%
\$40,000 to \$44,999	146	566	0	0.00%	73	240	50	20.83%
\$45,000 to \$49,999	54	313	16	5.11%	73	155	62	40.00%
\$50,000 to \$54,999	65	177	0	0.00%	28	34	21	61.76%
\$55,000 to \$59,999	88	128	32	25.00%	0	62	0	0.00%
\$60,000 to \$64,999	31	95	0	0.00%	0	0	0	0.00%
\$65,000 to \$69,999	0	63	23	36.51%	0	0	0	0.00%
\$70,000 to \$74,999	33	115	38	33.04%	0	0	0	0.00%
\$75,000 to \$79,999	0	32	0	0.00%	0	38	0	0.00%
\$80,000 to \$84,999	31	38	0	0.00%	0	10	0	0.00%
\$85,000 to \$89,999	0	39	0	0.00%	0	0	0	0.00%
\$90,000 to \$94,999	0	47	26	55.32%	0	0	0	0.00%
\$95,000 to \$99,999	0	0	0	0.00%	0	0	0	0.00%
\$100,000 and over	85	42	8	19.05%	0	0	0	0.00%
Totals	3519	4133	483	11.69%	2309	3566	810	22.71%

Forty-Five to Fifty-Four

Income	Male Housing				Female Housing			
	Rent	Own	Condo	% Condo	Rent	Own	Condo	% Condo
\$15,000 to \$19,999	55	180	21	11.67%	143	75	18	24.00%
\$20,000 to \$24,999	106	198	0	0.00%	54	296	68	22.97%
\$25,000 to \$29,999	80	183	63	34.43%	68	172	53	30.81%
\$30,000 to \$34,999	153	142	85	59.86%	0	157	0	0.00%
\$35,000 to \$39,999	54	193	21	10.88%	0	57	0	0.00%
\$40,000 to \$44,999	49	39	26	66.67%	26	96	0	0.00%
\$45,000 to \$49,999	0	183	26	14.21%	0	40	21	52.50%
\$50,000 to \$54,999	26	89	0	0.00%	0	10	0	0.00%
\$55,000 to \$59,999	0	26	0	0.00%	0	0	0	0.00%
\$60,000 to \$64,999	0	87	0	0.00%	0	36	10	27.78%
\$65,000 to \$69,999	0	19	0	0.00%	0	0	0	0.00%
\$70,000 to \$74,999	31	36	0	0.00%	0	23	0	0.00%
\$75,000 to \$79,999	0	0	0	0.00%	0	0	0	0.00%
\$80,000 to \$84,999	0	76	0	0.00%	0	0	0	0.00%
\$85,000 to \$89,999	0	15	0	0.00%	0	0	0	0.00%
\$90,000 to \$94,999	0	0	0	0.00%	0	0	0	0.00%
\$95,000 to \$99,999	0	0	0	0.00%	0	0	0	0.00%
\$100,000 and over	47	57	0	0.00%	0	0	0	0.00%